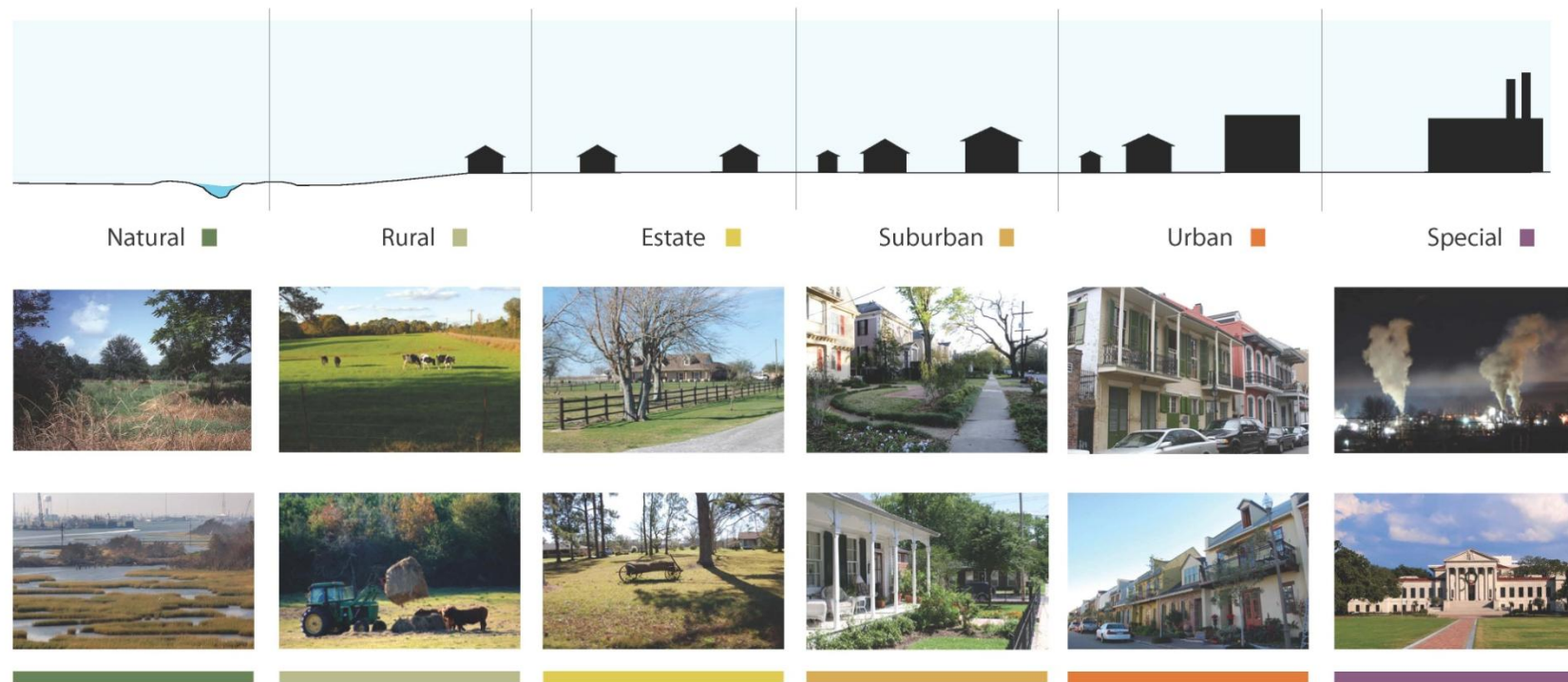


# WEST FELICIANA PARISH DEVELOPMENT ORDINANCE

## WEST FELICIANA PARISH, LOUISIANA



Public Hearing Draft  
January 4, 2011



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# ARTICLE 1. GENERAL

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## SEC. 1.1 GENERAL PROVISIONS

### 1.1.1 Title

This chapter shall be known as the "development ordinance for West Feliciana Parish, Louisiana" and may be cited and referred to as "this development ordinance."

### 1.1.2 Authority

This development ordinance is adopted pursuant to the authority granted by Louisiana Revised Statute 33:4780 (40) et. seq. and Louisiana Revised Statute 33:101 et. seq.

### 1.1.3 Applicability

The provisions of this development ordinance apply to the development of all land within West Feliciana Parish. No development shall be undertaken without prior authorization pursuant to this development ordinance.

### 1.1.4 Effective Date

This development ordinance was adopted on [insert date] and became effective on [insert date].

### 1.1.5 Purpose

- A.** This development ordinance is adopted for the purpose of guiding development in accordance with the West Feliciana Parish Comprehensive Plan and existing and future needs of West Feliciana Parish in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare.
- B.** The regulations hereby enacted are designed to exercise the full range of authority available to West Feliciana Parish under Louisiana law to:
  - 1.** Promote the public health, safety and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive development ordinance and providing for administrative procedures and development standards.
  - 2.** Help achieve the goals, objectives and policies of the West Feliciana Parish Comprehensive Plan.

- 3.** Prevent the overcrowding of land and avoid undue concentration or dispersal of population by creating zoning districts within West Feliciana Parish consistent with the West Feliciana Parish Comprehensive Plan by adopting an official zoning map.
- 4.** Establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land.
- 5.** Facilitate the adequate and efficient provision of transportation, water, wastewater, drainage, schools, parks, playgrounds, recreation and other public facilities and services by providing a means for regulating the impact of development on community infrastructure.
- 6.** Provide the most beneficial relationship between the uses of land and buildings and the circulation of automobile traffic and pedestrians throughout West Feliciana Parish, and to secure safety from natural disaster, fire, and other dangers by providing for the proper location and width of streets, sidewalks, and buildings.
- 7.** Provide for open spaces through the most efficient design and layout of the land.
- 8.** Protect and preserve rural and natural areas for agricultural and hunting purposes.
- 9.** Carry out such other purposes in the public interest as may be specifically cited in this development ordinance.

### 1.1.6 Intent

This development ordinance is intended to provide a mechanism for implementing the following goals:

- A.** Protecting the natural environment and visual character of the region.
- B.** Creating a range of housing opportunities and choices.
- C.** Creating mixed use, walkable neighborhoods.
- D.** Encouraging community and stakeholder collaboration.

- E.** Fostering distinctive, attractive communities with a strong sense of place.
- F.** Making development decisions predictable, fair and cost effective.
- G.** Mixing land uses within an area or zoning district.
- H.** Preserving open space, farmland, natural beauty and critical environmental areas.
- I.** Providing a transportation network as identified in the West Feliciana Comprehensive Plan that accommodates growth, minimizes congestion, provides safe bike routes and improves roadway safety to the maximum extent possible.
- J.** Strengthening and directing development as shown within the West Feliciana Parish Comprehensive Plan.

### **1.1.7 Minimum Requirements**

The requirements of this development ordinance shall be considered as the minimum requirements for the promotion of the public health, safety and general welfare.

### **1.1.8 Conflicting Provisions**

- A.** All development must comply with relevant Federal and State regulations. Whenever any provision of this development ordinance imposes a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this development ordinance shall govern unless preempted by Federal or State law.
- B.** It is not the intent of this development ordinance to interfere with or annul any easements, covenants, or other agreements between parties; provided that where this development ordinance imposes a greater restriction upon the use and dimensions of buildings, structures, or land, or requires larger open spaces than are imposed or required by other ordinances, regulations, or permits, or by easements, covenants, or agreements, the provisions of this development ordinance shall govern, except where expressly qualified in this development ordinance.

### **1.1.9 All Lots of Record Buildable**

- A.** All undeveloped lots of record in a residential district recorded prior to the effective date of this development ordinance that do not meet the minimum zoning district lot standards shall be allowed one single-family house.
- B.** The building type standards of the closest applicable zoning district as determined by the Administrator shall be applied to qualifying lots.

### **1.1.10 Severability**

Should any provision of this development ordinance be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of this development ordinance other than the part decided to be unconstitutional or invalid.

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COMPONENTS

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## SEC. 2.1 ORDINANCE APPROACH

### 2.1.1 Generally

This development ordinance is organized around a hierarchical framework from the neighborhood, to the block, to the individual building site. The three organizing devices are:




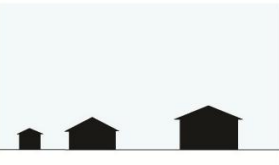
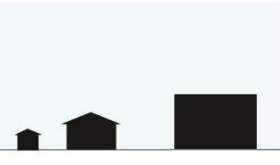













- A.** Context Areas;
- B.** Zoning Districts; and
- C.** Building Types.

## SEC. 2.2 CONTEXT AREAS

Context areas are used to ensure that the right zoning districts are applied in the right places. Context areas are distinguished from one another by the current and anticipated physical and environmental characteristics of West Feliciana Parish as identified in the West Feliciana Parish Comprehensive Plan.

## 2.2.1 Context Areas Established

This development ordinance is organized around the six context areas established below.

					
<b>A. Natural (N-)</b> Natural consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with some agricultural use.	<b>B. Rural (R-)</b> Rural consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated centers.	<b>C. Estate (E-)</b> Estate consists of large lot single-family detached housing. Remnant agricultural activity is often present.	<b>D. Suburban (S-)</b> Suburban consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.	<b>E. Urban (U-)</b> Urban consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.	<b>F. Special (SP-)</b> Special consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may occur within other context areas in smaller concentrations.
					
					

## SEC. 2.3 ZONING DISTRICTS BY CONTEXT AREA

Zoning districts refine the context areas and carry out the intent and provisions of this development ordinance as applied to property on the Official Zoning Map established in Sec. 2.5, Zoning District Map.

### 2.3.1 Zoning Districts Established by Context Area

To carry out the provisions of this ordinance, the following zoning districts have been established and are applied to property as set forth on the Official Zoning Map.

Zoning districts are allowed only in the context areas shown in the table below.

CONTEXTS:	NATURAL (N-)	RURAL (R-)	ESTATE (E-)	SUBURBAN (S-)	URBAN (U-)	SPECIAL (SP-)
<b>LARGE LOT RESIDENTIAL DISTRICTS</b>						
Agriculture (-AG-)	N-AG-40	R-AG-40 R-AG-20 R-AG-10				
Estate (-RE-)			E-RE-5 E-RE-2			
<b>RESIDENTIAL DISTRICTS</b>						
Single-Family (-RS-)				S-RS-15 S-RS-10 S-RS-6	U-RS-6 U-RS-3	
Multifamily (-RM-)				S-RM-3	U-RM-3	
<b>MIXED USE DISTRICTS</b>						
Rural Services (-SVC-)		R-SVC-2				
Mixed Use (-MX-)				S-MX-3	U-MX-3 <u>U-MX-5</u>	
Main Street (-MS-)				S-MS-3	U-MS-3 <u>U-MS-5</u>	
<b>COMMERCIAL DISTRICTS</b>						
Commercial Corridor-2				S-CC-2		
Light Industrial		R-IL		S-IL	U-IL	
<b>SPECIAL PURPOSE DISTRICTS</b>						
Community		R-CD	E-CD	S-CD	U-CD	SP-CD
Conservation	N-CON					
Heavy Industrial		R-IH		S-IH	U-IH	SP-IH
Planned Development		R-PD	E-PD	S-PD	U-PD	
Planned Industrial Development						SP-PID



### 2.3.2 Zoning District Intent Statements

The following zoning district intent statements establish the purpose and intent of each zoning district allowed in each context area.

#### A. Natural Context Districts

##### 1. Natural Agriculture 40 (N-AG-40)

The Natural Agriculture 40 district is intended to conserve farming, ranching, hunting and timber lands and uses while preventing the encroachment of incompatible land uses, conserving undeveloped areas. The area and intensity of land uses and building types permitted in this district are designed to encourage and protect existing agricultural uses and to conserve undeveloped areas while allowing agricultural lands and hunting camps with multiple structures for temporary shelter. The N-AG-40 district generally allocates one dwelling unit for every 40 acres of land.

##### 2. Natural Conservation (N-CON)

The Natural Conservation district is intended to conserve and protect undeveloped natural land while preventing the encroachment of incompatible land uses. The district is voluntarily applied to land by the property owner.

#### B. Rural Context Districts

##### 1. Rural Agriculture 40, 20, 10 (R-AG-40, -20, -10)

- a. The Rural Agriculture districts are intended to protect farming, ranching and timber lands. The area and intensity of land uses and building types permitted in these districts are designed to encourage and protect existing agricultural uses and to conserve undeveloped areas.
- b. The R-AG districts vary primarily on the acres required for each lot.
  - i. The R-AG-40 district generally requires 40 acres.
  - ii. The R-AG-20 district generally requires 20 acres.
  - iii. The R-AG-10 district generally requires 10 acres.

##### 2. Rural Services (R-SVC-2)

The Rural Services district is intended to promote small scale retail, services, commercial and some residential uses that are supportive of the surrounding agricultural and rural land uses. The area and intensity of land uses and building types permitted in this district are designed to grow in a compact manner at rural intersections.

##### 3. Rural Light Industrial (R-IL)

The Rural Light Industrial district is intended to accommodate light manufacturing, warehousing, wholesale and limited agricultural processing uses. The district provides flexibility in the placement of buildings on the lot. The R-IL district allows buildings up to two stories in height. Uses within this district should be operated in a clean and quiet manner, and may not be obnoxious to nearby uses.

##### 4. Rural Community (R-CD)

The Rural Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The Community District is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

##### 5. Rural Heavy Industrial (R-IH)

The Rural Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including small scale extractive and agricultural processing uses that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods.

##### 6. Rural Planned Development (R-PD)

The Rural Planned Development district provides flexibility in developments within the Rural context in exchange for a more desirable built form than would be possible under one of the other rural zoning districts. The R-PD district is intended to promote

innovative and imaginative projects, at rural densities, that generate amenities beyond those expected in conventional rural developments.

### C. Estate Context Districts

#### 1. Residential Estate (E-RE-5, -2)

- a. The Residential Estate districts are intended to provide for areas of low-density residential, continued agricultural uses, and other compatible uses that typically occupy large open land areas. The area and intensity of land uses and building types allowed in this district are designed to assure that allowed uses peacefully coexist in a low-density setting, while preserving the semi-rural character of the area. These districts also allow cluster projects which allow smaller minimum lot sizes and additional building types in exchange for protecting significant open space.
- b. The E-RE districts vary primarily on the acres required for each lot.
  - i. The E-RE-5 district generally requires 5 acres.
  - ii. The E-RE-2 district generally requires 2 acres.

#### 2. Estate Community (E-CD)

The Estate Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The E-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

#### 3. Estate Planned Development (E-PD)

The Estate Planned Development district provides flexibility in developments within the Estate context in exchange for a more desirable built form than would be possible under one of the other estate zoning districts. The E-PD district is intended to promote innovative and imaginative projects, at estate densities, that generate amenities beyond those expected in conventional developments.

### D. Suburban Context Districts

#### 1. Suburban Residential Single-Family 15, 10, 6 (S-RS-15, -10, -6)

- a. The Suburban Residential Single-Family districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land-use pattern is predominately single-family residential or where such land use pattern is desired in the future.
- b. The S-RS districts differ primarily as to the minimum lot size allowed for a single-family house within the district.
  - i. The S-RS-15 district generally requires 15,000 square feet.
  - ii. The S-RS-10 district generally requires 10,000 square feet.
  - iii. The S-RS-6 district generally requires 6,000 square feet.

#### 2. Suburban Residential Multifamily (S-RM-3)

The Residential Multifamily district is intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The S-RM-3 district is intended to provide for the integration of single-family, two-family and multifamily together. The S-RM-3 district allows buildings up to three stories in height.

#### 3. Suburban Mixed Use (S-MX-3)

The Suburban Mixed Use district is intended to promote safe, active, and pedestrian-scaled, mixed use centers as part of a neighborhood. The S-MX-3 district enhances the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although buildings can be used exclusively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged. The S-MX-3 district allows buildings with up to three stories in height.

#### 4. Suburban Main Street (S-MS-3)

The Suburban Main Street district is intended to promote safe, active, and pedestrian-scaled mixed use streets. This district may be applied in a linear fashion along a block face or at corners of key intersections.

In all cases, the S-MS districts should be applied where a higher degree of walkability and pedestrian activity is desired. The S-MS-3 district allows buildings with up to three stories in height.

#### **5. Suburban Commercial Corridor (S-CC-2)**

The Suburban Commercial Corridor 2 district is intended to balance the need for safe, active, and pedestrian-scaled areas with the need for limited parking between the buildings and the street. While the S-CC-2 district allows buildings to be built to the street edge, the district is address development opportunities along auto-dominated corridors where it is infeasible or impractical to require a built to environment. The S-CC-2 district allows buildings with up to two stories in height.

#### **6. Suburban Light Industrial (S-IL)**

The Suburban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings may be either pulled up to the street or set back to allow some parking between the building and the street. The S-IL district allows buildings up to three stories in height. Uses within this district should be operated in a clean and quiet manner, and may not be obnoxious to nearby uses.

#### **7. Suburban Community (S-CD)**

The Suburban Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The S-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

#### **8. Suburban Heavy Industrial (S-IH)**

The Suburban Heavy Industrial district is intended to accommodate small scale high-impact manufacturing and industrial uses, that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods.

#### **9. Suburban Planned Development (S-PD)**

The Suburban Planned Development district provides flexibility in small scale developments within the Suburban context in exchange for a more desirable built form than would be possible under one of the other suburban zoning districts. The suburban planned development district is intended to allow innovative and imaginative projects, at suburban densities that generate amenities beyond those expected in conventional developments.

### **E. Urban Context Districts**

#### **1. Urban Residential Single-Family (U-RS-6, -3)**

- a. The Urban Residential Single-Family districts are intended to accommodate single-family detached houses on individual lots. These districts should be applied in areas where the land-use pattern is predominately single-family residential or where such land use pattern is desired in the future.
- b. The U-RS districts differ primarily as to the minimum lot size allowed for a single-family house building type within the district.
  - i. The U-RS-6 district generally requires 6,000 square feet.
  - ii. The U-RS-3 district generally requires 3,000 square feet.

#### **2. Urban Residential Multifamily (U-RM-3)**

The Residential Multifamily district is intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The U-RM-3 district is intended to provide for the integration of single-family, two-family and multifamily together. The U-RM-3 district allows buildings up to three stories in height.

#### **3. Urban Mixed Use (U-MX-3, -5)**

- a. The Urban Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, mixed use centers as part of a neighborhood. The U-MX districts enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces.

Although buildings can be used exclusively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged. The U-MX-2 district is typically embedded within a residential neighborhood.

- b.** The U-MX districts vary primarily on the maximum number of stories allowed within the district.
  - i.** The U-MX-3 district allows buildings with up to three stories in height.
  - ii.** The U-MX-5 district allows buildings with up to five stories in height.

#### **4. Urban Main Street (U-MS-3, -5)**

- a.** The Urban Main Street districts are intended to promote safe, active, and pedestrian-scaled mixed use streets. These districts may be applied in a linear fashion along a block face or at corners of key intersections. In all cases, the U-MS districts should be applied where a higher degree of walkability and pedestrian activity is desired.
- b.** The U-MS districts vary primarily on the maximum number of stories allowed within the district.
  - i.** The U-MS-3 district allows buildings with up to three stories in height.
  - ii.** The U-MS-5 district allows buildings with up to five stories in height.

#### **5. Urban Light Industrial (U-IL)**

The Urban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings may be either pulled up to the street or set back to allow some parking between the building and the street. The U-IL district allows buildings up to five stories in height. Uses within this district should be operated in a clean and quiet manner, and may not be obnoxious to nearby uses.

#### **6. Urban Community (U-CD)**

The Urban Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The U-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

#### **7. Urban Heavy Industrial (U-IH)**

The Urban Heavy Industrial district is intended to accommodate small scale high-impact manufacturing and industrial uses, that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods.

#### **8. Urban Planned Development (U-PD)**

The Urban Planned Development district provides flexibility in small scale developments within the Urban context in exchange for a more desirable built form than would be possible under one of the other urban zoning districts. The Urban Planned Development district is intended to allow innovative and imaginative projects at urban densities that generate amenities beyond those expected in conventional developments.

### **F. Special Context Districts**

#### **1. Special Community (SP-CD)**

The Special Community district is intended to provide for large scale civic and institutional campuses, organized by master plans that do not readily assimilate into neighborhoods. The SP-CD district is also intended to accommodate large scale active and recreational needs of residents and to promote recreational uses that may not be compatible in other zoning districts.

#### **2. Special Heavy Industrial (SP-IH)**

The Special Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses that are either large scale or contain uses that

by their nature create a nuisance, and which are not properly associated with or are compatible with neighborhoods.

### **3. Special Planned Industrial Development (SP-PID)**

The Special Planned Industrial Development district provides flexibility in the development of large scale, high intensity industrial uses in exchange for reduced impact on the surrounding properties. The SP-PID is intended as a tool to allow greater protection of surrounding land uses through the use of landscape buffers and other amenities beyond those expected in conventional industrial developments.

### **2.3.3 Planned Neighborhood Development (PND)**

A Planned Neighborhood Development (PND) is not a single zoning district but is a process to apply multiple context areas and zoning districts to a tract of land with the purpose of building complete neighborhoods. Rather than rezoning a tract of land in individual applications, a package of context areas and zoning districts available under this zoning code may be applied to a tract of land and certain deviations from this zoning code may be granted by the Police Jury in an approved concept plan. The process and requirements for Planned Neighborhood Developments (PND) is established in 13.2.12, Planned Neighborhood Development.

## SEC. 2.4 BUILDING TYPES

### 2.4.1 Residential Building Types Summary

The following predominately residential building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



#### Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



#### Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



#### Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



#### Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



## 2.4.2 Mixed Use Building Types Summary

The following building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



### General

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



### Shopfront

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street-facing entrance spaced at regular intervals along the street edge.



### Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



### Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



### Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.

## SEC. 2.5 OFFICIAL ZONING MAP

### 2.5.1 Zoning Map Incorporated

The location and boundaries of zoning districts shall be shown on the West Feliciana Parish's geographic information system (GIS) under the direction of the Administrator. This depiction of zoning boundaries as shown on the GIS system shall constitute the Official Zoning Map for West Feliciana Parish and is adopted into this ordinance by reference and may be cited and referred to as the "Official Zoning Map". The West Feliciana Clerk of Courts may, upon validation of the Administrator, certify a paper copy of the Official Zoning Map, or portions of the map, as a true and accurate copy of the Official Zoning Map, or a portion thereof.

### 2.5.2 Rules of Interpretation

- A. In the event that any uncertainty exists with respect to the intended boundaries as shown on the Official Zoning Map, the Administrator is authorized to interpret the Official Zoning Map.
- B. Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:
  - 1. The boundaries are the center lines of the streets, alleys, waterways and rights-of-way, unless otherwise indicated. Where designation of a boundary line on the Official Zoning Map coincides with the location of a street, alley, waterway or right-of-way, the center line of the street, alley, water way or right-of-way shall be construed to be the boundary of such district.
  - 2. Where the boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way but do coincide with parcel or lot lines, such parcel or lot lines shall be construed to be the boundaries.
  - 3. In any property split into more than one zoning district, the lines on the Official Zoning Map shall be determined by use of the scale shown on the Official Zoning Map.
  - 4. Where the boundaries do not coincide with the location of streets, alleys, waterways, rights-of-way, parcel or lot lines, the boundary shall be determined by the use of the scale shown on the Official Zoning Map.

- C. Upon dispute of the Administrator's interpretation, the applicant may appeal the decision to the Board of Adjustment as set forth in 13.2.5, Appeal of Administrative Decision.



## ARTICLE 3. NATURAL

<b>Sec. 3.1 Natural Context .....</b>	<b>3-3</b>
3.1.1 General Character .....	3-3
3.1.2 Zoning Districts.....	3-3
3.1.3 Building Type and Dimensions.....	3-3
3.1.4 Street, Alley and Block Patterns .....	3-3
3.1.5 Parking and Mobility Options .....	3-3
<b>Sec. 3.2 Allowed Building Types .....</b>	<b>3-3</b>
3.2.1 Single-Family House .....	3-4
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### CROSS-REFERENCE GUIDE

<b>Rules For Building Types</b>	<b>ARTICLE 9</b>
<b>Uses Provisions</b>	<b>ARTICLE 10</b>
<b>Subdivision Standards</b>	<b>ARTICLE 11</b>
Blocks and Cul-de-sacs	Sec. 11.2
Street and Alley Standards	Sec. 11.3
Utilities	Sec. 11.4
<b>Development Standards</b>	<b>ARTICLE 12</b>
Parking	Sec. 12.1
Access Management	Sec. 12.2
Landscaping	Sec. 12.3
Outdoor Lighting	[Reserved]
Outdoor Storage and Display	[Reserved]
Signs	[Reserved]
<b>Administration</b>	<b>ARTICLE 13</b>
<b>Definitions</b>	<b>ARTICLE 14</b>

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## SEC. 3.1 NATURAL CONTEXT

### 3.1.1 General Character

The Natural context consists of lands in a wilderness state, whether they have remained roughly unsettled or have reverted to this condition. These lands may be unsuitable for settlement due to topography or hydrology. The context is a natural landscape with some agricultural uses.

### 3.1.2 Zoning Districts

The Natural context allows the N-AG-40 District. Conservation (N-CON) is allowed as a special purpose district.

### 3.1.3 Building Type and Dimensions

There may be a few outlying single-family houses or camps; however, the context has few structures of any kind.

### 3.1.4 Street, Alley and Block Patterns

Few roadways are present with the exception of limited access routes. There may be unpaved roads and trails.

### 3.1.5 Parking and Mobility Options

Parking is located only on private property. Roadways are geared towards automobiles but the natural state of this context may enable hiking trails and paths.

## SEC. 3.2 ALLOWED BUILDING TYPES



Single-  
Family House



Civic



Open Lot

### NATURAL

#### Large Lot Residential Districts

Agriculture-40 (N-AG-40)



#### Special Purpose Districts

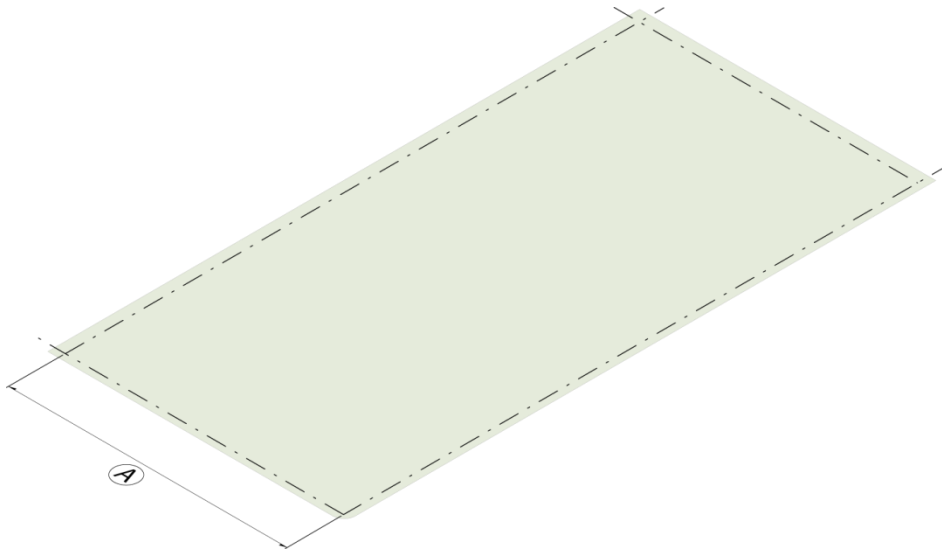
Conservation (N-CON)



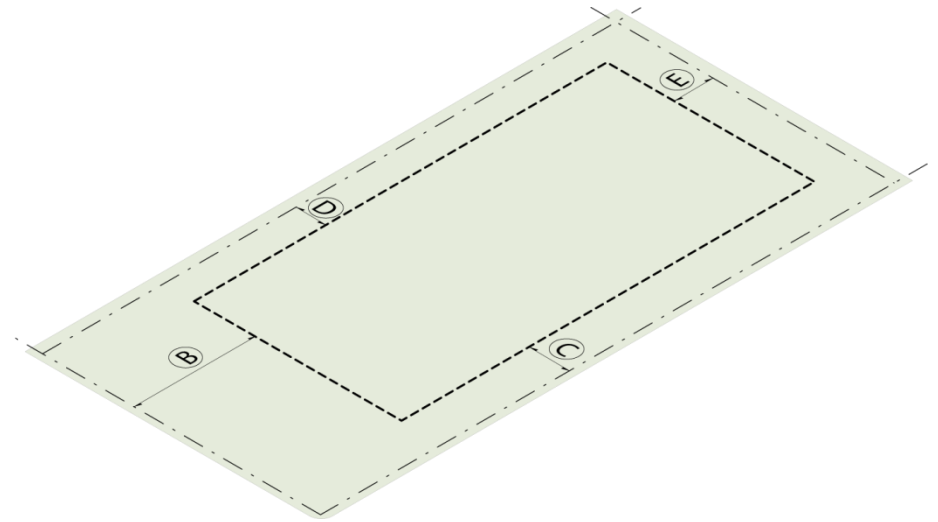
**KEY:** ■ Allowed by right    □ Allowed by special use permit    Blank Cell = Not allowed

### 3.2.1 Single-Family House

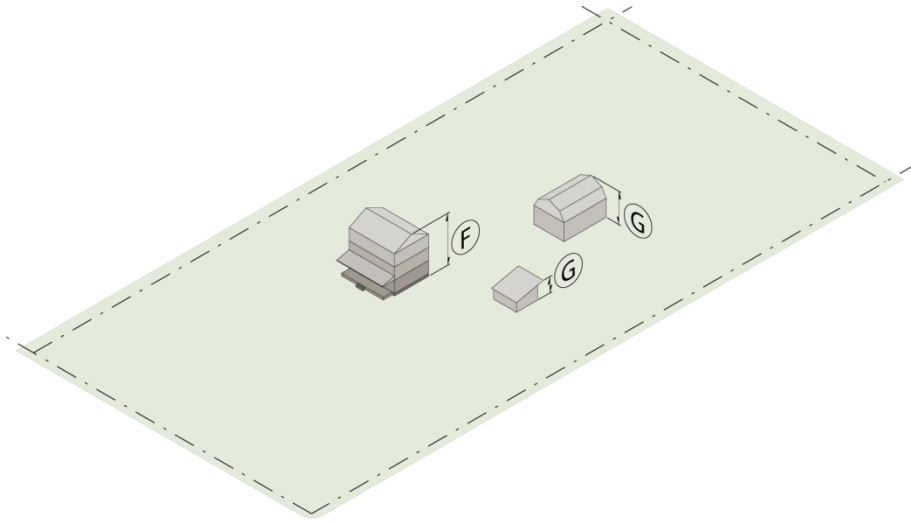
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



N-AG-40	
Lot	
Area (min acres)	40
Building Coverage (max)	1%
(A) Width (min)	300'



N-AG-40	
Structure Setbacks	
(B) Front (min)	100'
(C) Side, street (min)	50'
(D) Side, interior (min)	30'
(E) Rear (min)	50'

**N-AG-40****Principal Structure Height**

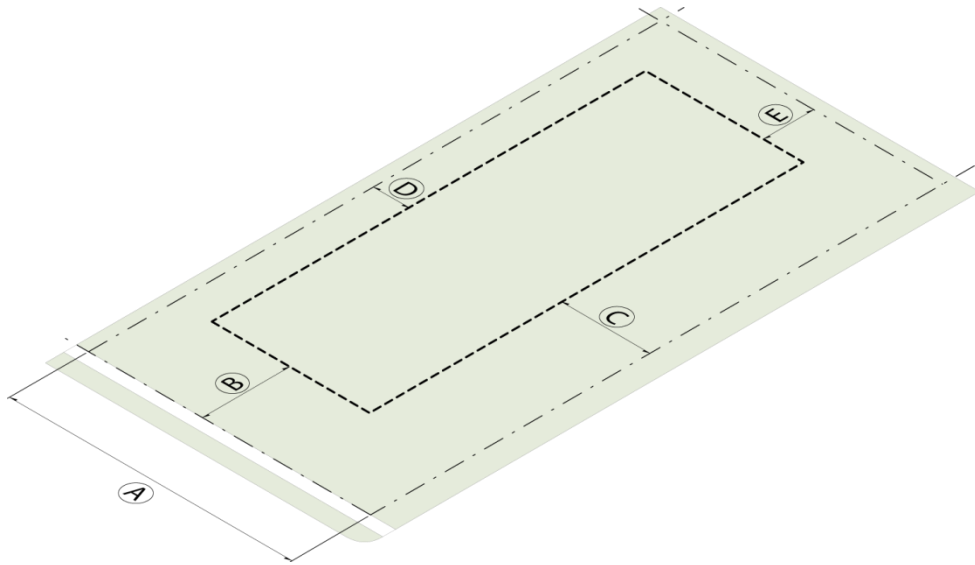
Ⓕ	Stories (max)	3
Ⓕ	Feet (max)	40'

**Accessory Structure Height**

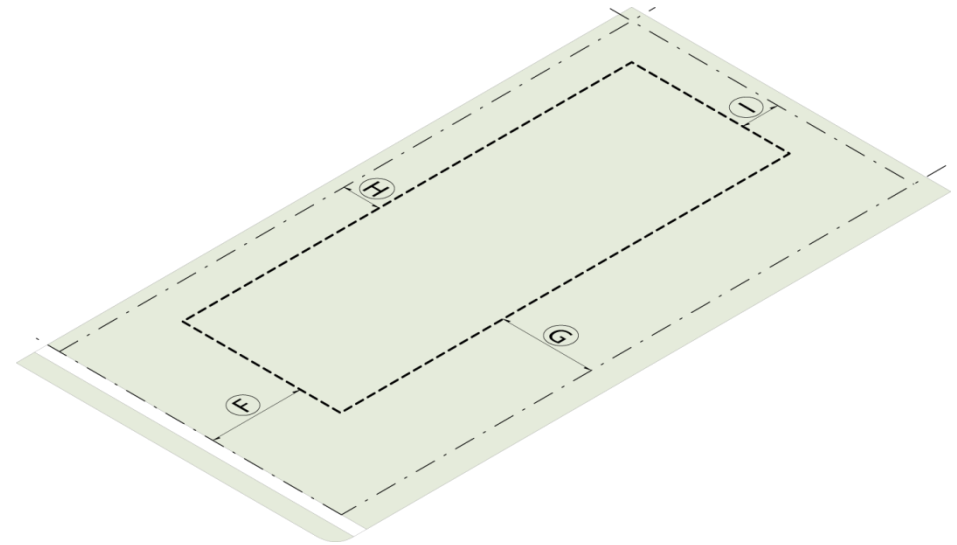
Ⓖ	Stories (max)	n/a
Ⓖ	Feet (max)	n/a

### 3.2.2 Civic

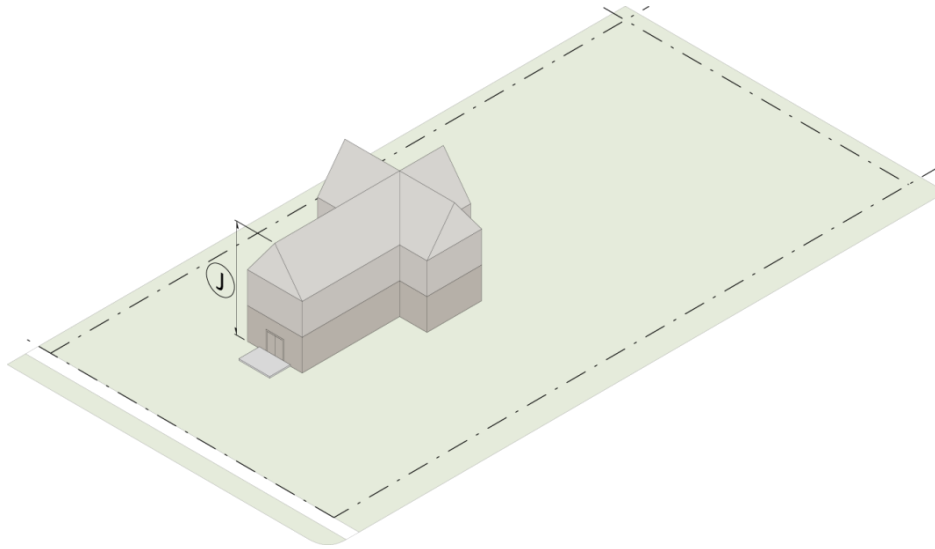
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



All Districts	
Lot	
Area (min acres)	1
Building coverage (max)	15%
Ⓐ Width (min)	200'
Structure Setbacks	
Ⓑ Front (min)	50'
Ⓒ Side, street (min)	50'
Ⓓ Side, interior (min)	30'
Ⓔ Rear (min)	50'



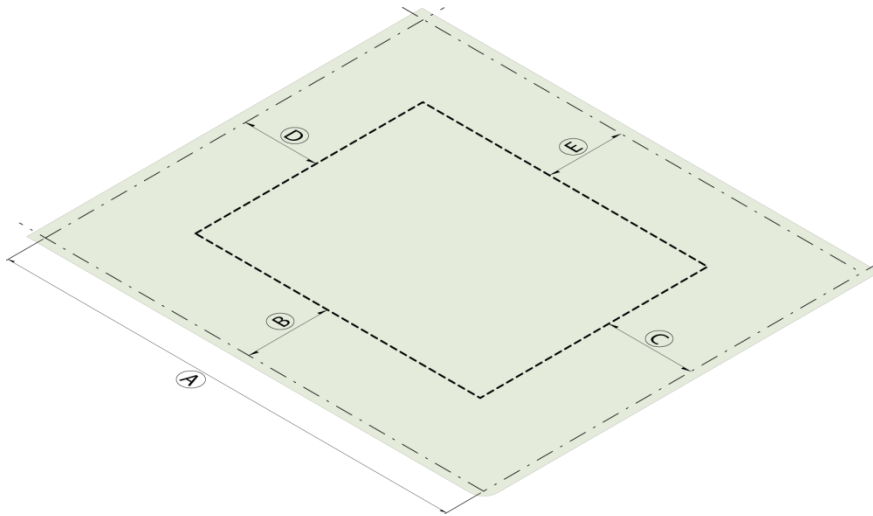
All Districts	
Parking Setbacks	
Ⓕ Front (min)	50'
Ⓖ Street setback (min)	50'
Ⓗ Side setback (min)	30'
Ⓘ Rear setback (min)	20'



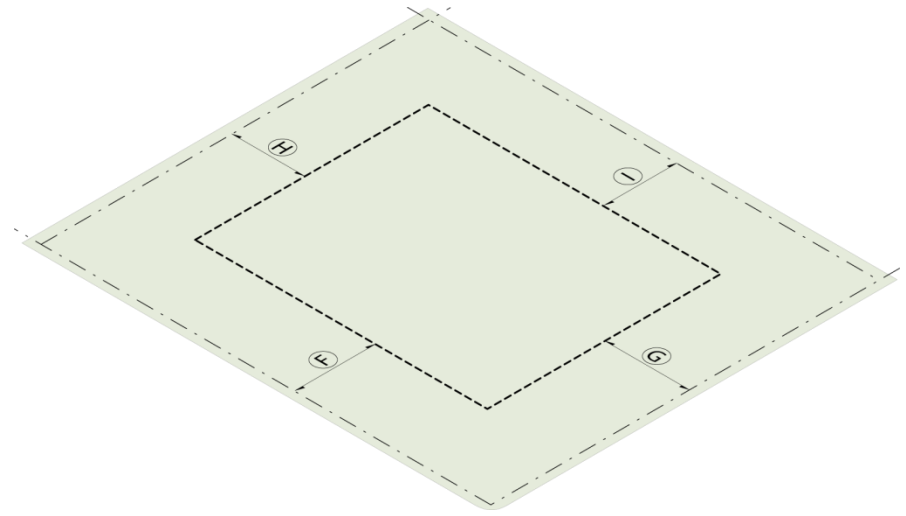
Height		All Districts
ⓐ	Stories (max)	3
ⓐ	Feet (max)	50'

### 3.2.3 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.

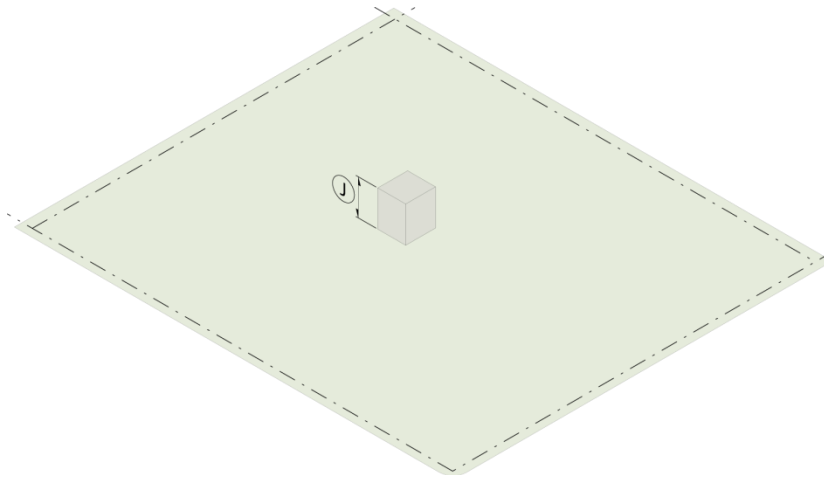


All Districts	
Lot	
Area (min square feet)	2,000
Building coverage (max)	1 %
Ⓐ Width (min)	75'
Structure Setbacks	
Ⓑ Front (min)	100'
Ⓒ Side, street (min)	50
Ⓓ Side, interior (min)	50'
Ⓔ Rear (min)	100'



All Districts	
Parking Setbacks	
Ⓕ Front (min)	50'
Ⓖ Side, street (min)	25'
Ⓗ Side, interior (min)	25'
Ⓘ Rear (min)	50'





All Districts		
Height		
J	Feet (max)	35'



## ARTICLE 4. RURAL

### **Sec. 4.1 Rural Context ..... 4-2**

- 4.1.1 General Character ..... 4-2
- 4.1.2 Zoning Districts ..... 4-2
- 4.1.3 Building Type and Dimensions ..... 4-2
- 4.1.4 Street, Alley and Block Patterns..... 4-2
- 4.1.5 Parking and Mobility Options..... 4-2

### **Sec. 4.2 Allowed Building Types ..... 4-3**

- 4.2.1 Single-Family House ..... 4-4
- 4.2.2 General..... 4-6
- 4.2.3 Workshop ..... 4-8
- 4.2.4 Civic ..... 4-10
- 4.2.5 Open Lot ..... 4-12

### **Sec. 4.3 Special Development Standards ..... 4-14**

## 4.1.1 General Character



## SEC. 4.1 RURAL CONTEXT

### 4.1.1 General Character

The Rural context consists of sparsely settled lands in open or cultivated states. Lots sizes are typically large. Typical buildings are farmhouses, agriculture-related structures, and camps. Limited agricultural and rural services may be located in specifically designated rural service centers.

### 4.1.2 Zoning Districts

The Rural context allows for large lot residential districts (R-AG-40, R-AG-20, R-AG-10). The context also allows for higher intensity development at designated rural service mixed use centers (R-SVC-2). The Rural context permits light industrial uses (R-IL). Special purpose districts include community (R-CD), heavy industrial (R-IH) and rural planned development (R-PD).

### 4.1.3 Building Type and Dimensions

Residential and mixed use buildings are between one to three stories in height. Residences typically have deep, landscaped front setbacks. Setbacks may vary considerably. Building coverage is minimal. Mixed use buildings located at specific rural service centers are more pedestrian-oriented. Building coverage may be higher in these centers.

### 4.1.4 Street, Alley and Block Patterns

Except in specifically designated rural service centers, streets typically are without sidewalks. Block sizes are large and may be irregular, typically without alleys. Access is via driveways which typically feed directly onto main roads.

### 4.1.5 Parking and Mobility Options

Parking is located only on private property. Automobiles are the primary mode of transportation. Except for specifically designated rural service centers, there is limited pedestrian, bike or bus service.

## SEC. 4.2 ALLOWED BUILDING TYPES



Single-  
Family House



General



Workshop



Civic



Open Lot

### RURAL

#### Large Lot Residential Districts

Agriculture-40 (R-AG-40)

■

■

■

Agriculture-20 (R-AG-20)

■

■

■

Agriculture-10 (R-AG-10)

■

■

■

#### Mixed Use Districts

Rural Services (R-SVC-2)

■

■

■

■

#### Commercial Districts

Light Industrial (R-IL)

■

■

■

■

#### Special Purpose Districts

Community (R-CD)

■

■

Heavy Industrial (R-IH)

■

■

Planned Development (R-PD)

\*

\*

\*

\*

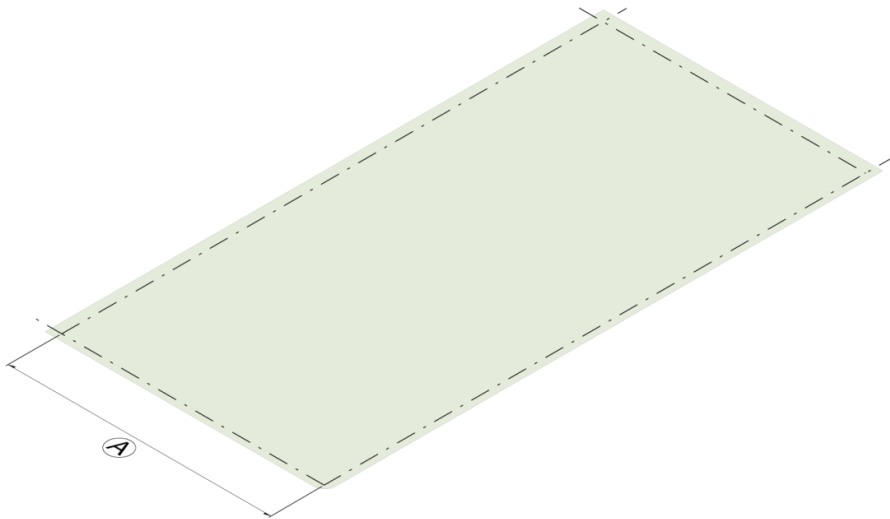
\*

**KEY:** ■ Allowed by right    □ Allowed by special use permit

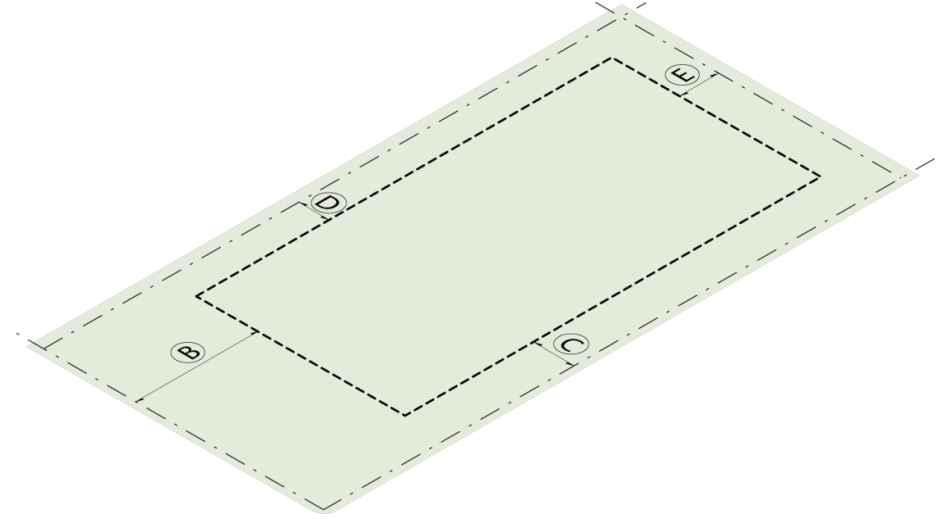
\* May be allowed by the Police Jury as part of an approved concept plan    Blank cell = Not allowed

### 4.2.1 Single-Family House

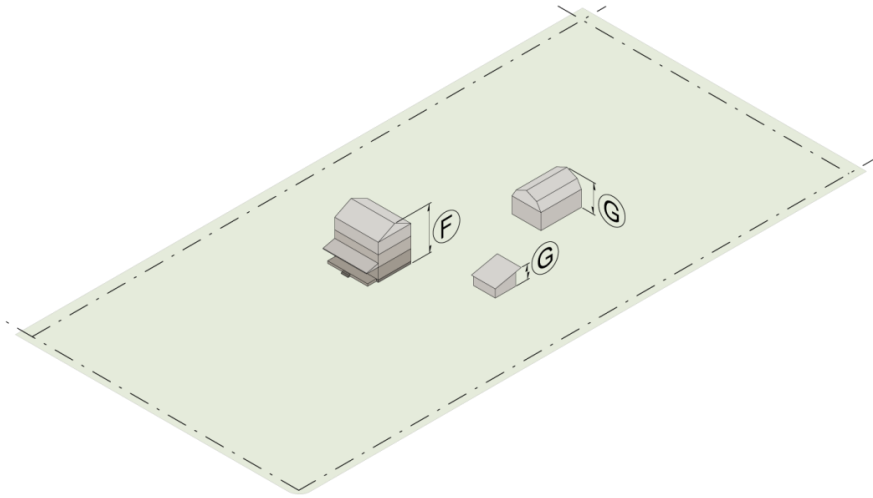
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



	CONVENTIONAL			MINOR PARTITION		
	R-AG-40	R-AG-20	R-AG-10	R-AG-40	R-AG-20	R-AG-10
<b>Project</b>						
Area (min acres)	n/a	n/a	n/a	40	20	10
Max Number of Lots (min)	n/a	n/a	n/a	5	5	5
Gross Density (max units/acre)	.025	.05	.1	.2	.5	.5
<b>Lot</b>						
Area (min acres)	40	20	10	4	2	2
Building coverage (max)	1%	1.5%	2%	1%	1.5 %	2 %
① Width (min)	300'	300'	300'	250'	250'	250'



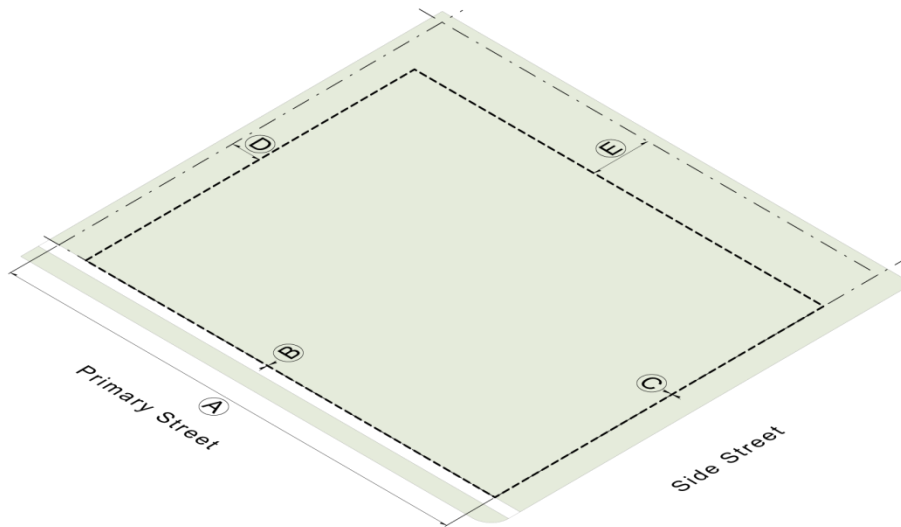
	CONVENTIONAL			MINOR PARTITION		
	R-AG-40	R-AG-20	R-AG-10	R-AG-40	R-AG-20	R-AG-10
<b>Structure Setbacks</b>						
② Front (min)	100'	100'	100'	75'	75'	75'
③ Side, street (min)	50'	50'	50'	45'	45'	20'
④ Side, interior (min)	30'	30'	30'	30'	25'	20'
⑤ Rear (min)	60'	60'	60'	60'	60'	45'



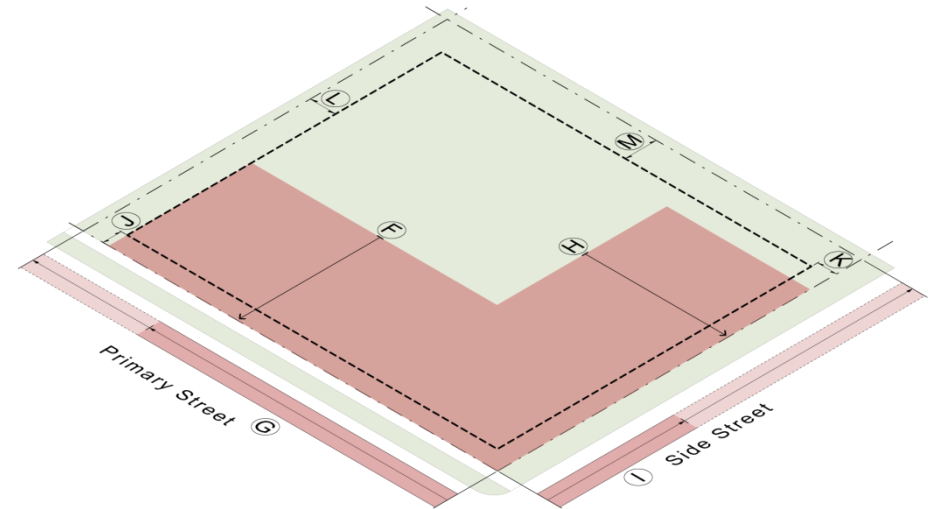
	CONVENTIONAL			MINOR PARTITION		
	R-AG-40	R-AG-20	R-AG-10	R-AG-40	R-AG-20	R-AG-10
<b>Principal Structure Height</b>						
Ⓕ Stories (max)	3	3	3	3	3	3
Ⓕ Feet (max)	40'	40'	40'	40'	40'	40'
<b>Accessory Structure Height</b>						
Ⓖ Stories (max)	n/a	n/a	n/a	n/a	n/a	n/a
Ⓖ Feet (max)	40'	40'	40'	40'	40'	40'

### 4.2.2 General

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

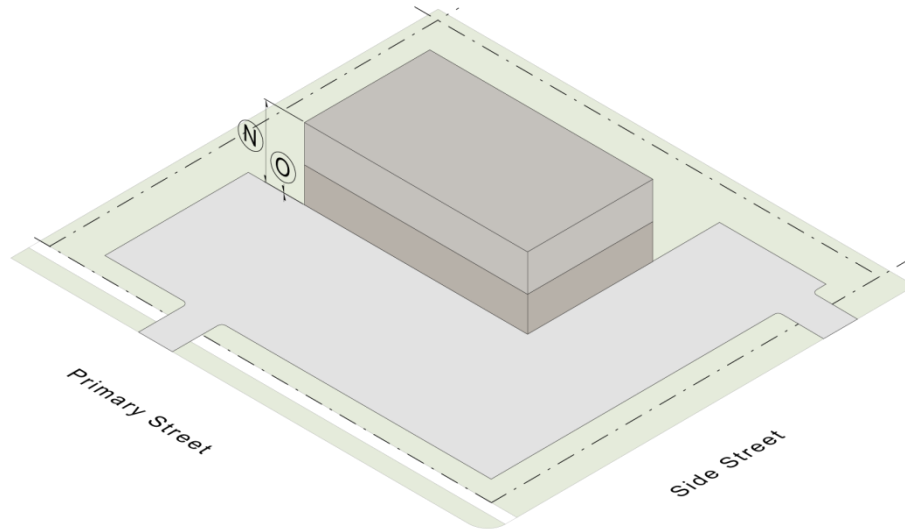


	R-SVC-2	R-IL
<b>Lot</b>		
Area (min square feet)	22,500	22,500
Building coverage (max)	50%	50%
(A) Width (min)	150'	150'
<b>Structure Setbacks</b>		
(B) Primary street (min)	25'	25'
(C) Side street (min)	15'	15'
(D) Side setback abutting an AG-, RE-, RS- district (min)	30'	40'
(D) Side setback abutting any other district (min)	0' or 10'	0' or 10'
(E) Rear setback (min)	30'	50'

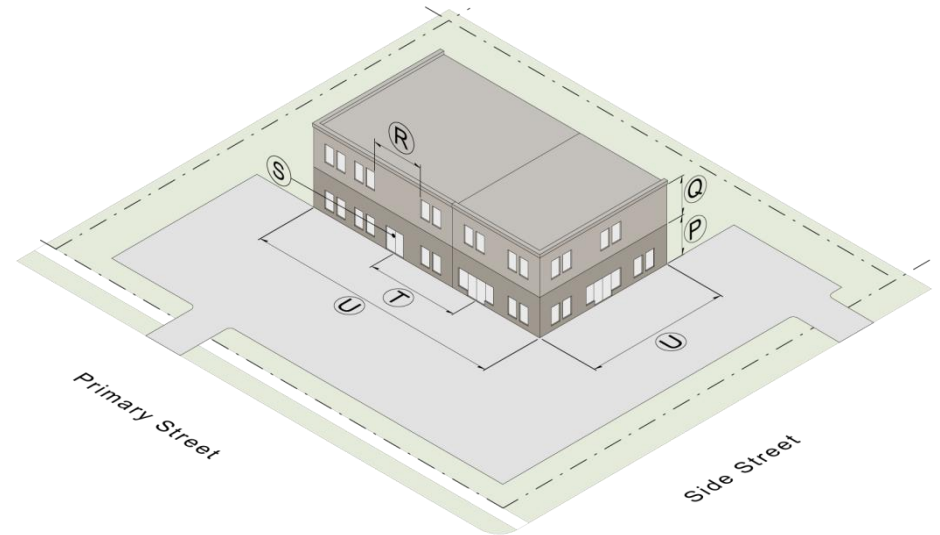


	R-SVC-2	R-IL
<b>Build-to Area</b>		
(F) Primary street build-to area (min/max)	25' / 80'	25' / 120'
(G) Building façade in primary street build-to area (min % of lot width)	60%	60%
(H) Side street build-to area (min/max)	15' / 80'	n/a
(I) Building façade in side street build-to area (min % of lot width)	30%	n/a
<b>Parking Setbacks</b>		
(J) Primary street setback (min)	5'	5'
(K) Side street setback (min)	5'	5'
(L) Side setback abutting a AG-, RE-, RS- district (min)	30'	40'
(L) Side setback abutting any other district (min)	0' or 10'	0' or 10'
(M) Rear setback (min)	20'	30'





		R-SVC-2	R-IL
<b>Height</b>			
N	Stories (max)	2	3
N	Feet (max)	30'	40'
O	Ground story elevation (min)	12'	n/a

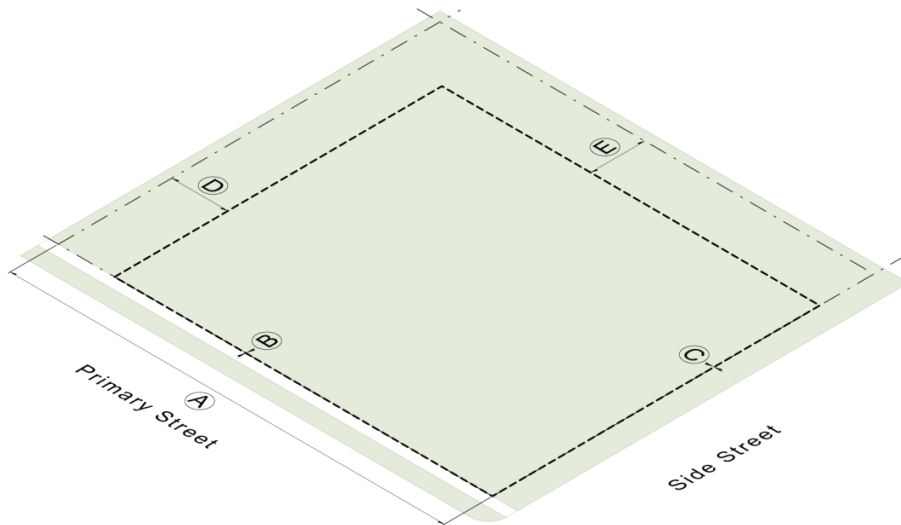


		R-SVC-2	R-IL
<b>Transparency</b>			
P	Ground story (min)	50%	30%
Q	Upper story (min)	20%	20%
R	Blank wall area (max)	30'	50'
<b>Building Entrance</b>			
S	Street facing entrance required	yes	yes
T	Entrance spacing	100'	n/a
<b>Building Mass</b>			
U	Building length (max)	150'	n/a
<b>Building Elements Allowed*</b>			
	Gallery, awning	■	■
	Double gallery	■	■
	Porch, stoop		
	Balcony	■	■

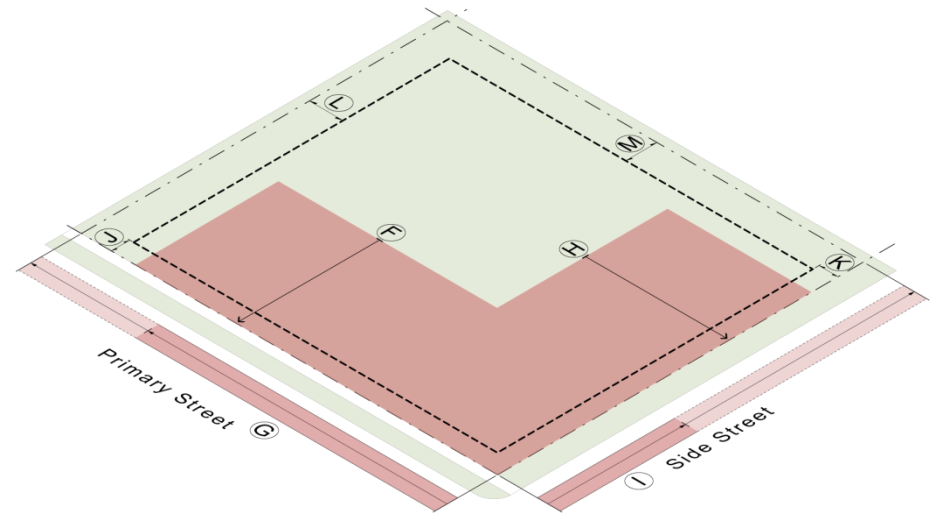
\*See Sec. 9.4, Building Elements, for specific building element requirements.

### 4.2.3 Workshop

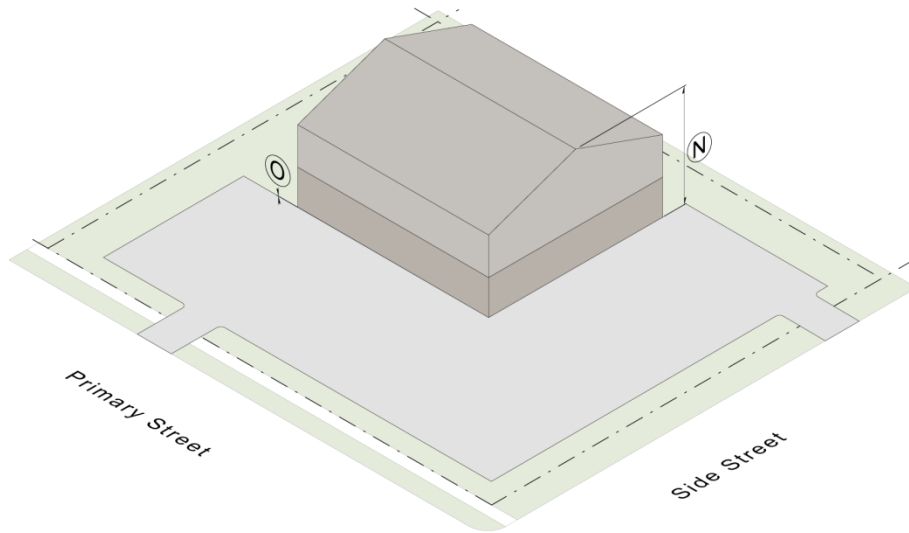
A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



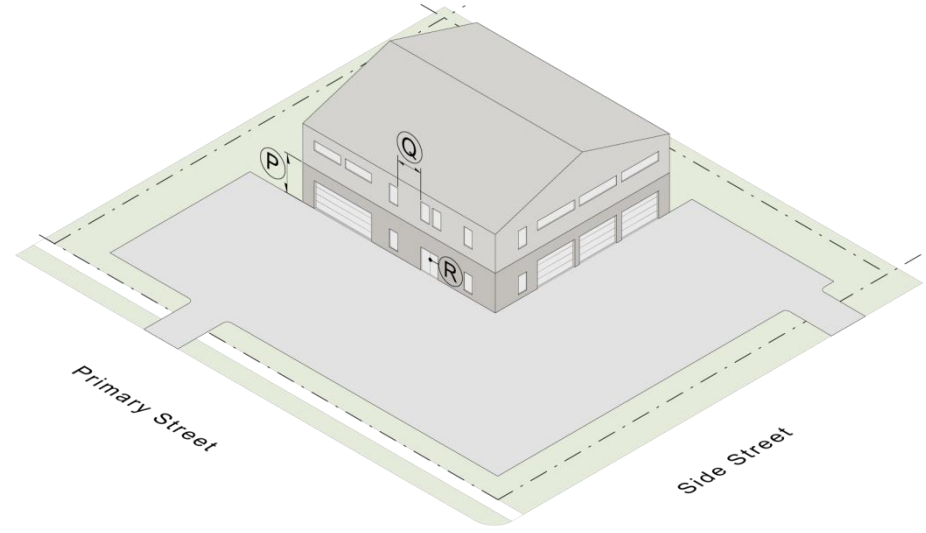
	R-SVC-2	R-IL	R-IH
<b>Lot</b>			
Area (min square feet)	22,500	22,500	22,500
Building coverage (max)	50%	40%	30%
(A) Width (min)	150'	150'	150'
<b>Structure Setbacks</b>			
(B) Primary street (min)	25'	25'	25'
(C) Side street (min)	15'	15'	15'
(D) Side setback abutting an AG-, RE-, RS-district (min)	50'	50'	50'
(D) Side setback abutting any other district (min)	30'	40'	50'
(E) Rear setback (min)	50'	50'	50'



	R-SVC-2	R-IL	R-IH
<b>Build-to Area</b>			
(F) Primary street build-to area (min/max)	25' / 80'	25' / 120'	25' / 200'
(G) Building façade in primary street build-to area (min % of lot width)	60%	60%	50%
(H) Side street build-to area (min/max)	15' / 80'	n/a	n/a
(I) Building façade in side street build-to area (min % of lot width)	30%	n/a	n/a
<b>Parking Setbacks</b>			
(J) Primary street setback (min)	5'	5'	5'
(K) Side street setback (min)	5'	5'	5'
(L) Side setback abutting a AG-, RE-, RS- district (min)	50'	50'	50'
(L) Side setback abutting any other district (min)	0' or 10'	0' or 10'	50'
(M) Rear setback (min)	30'	30'	30'

**Height**

	R-SVC-2	R-IL	R-IH
<b>Height</b>			
Ⓝ Stories (max)	2	3	3
Ⓝ Feet (max)	30'	40'	40'
Ⓞ Ground story elevation (min)	12'	n/a	n/a

**FORM**

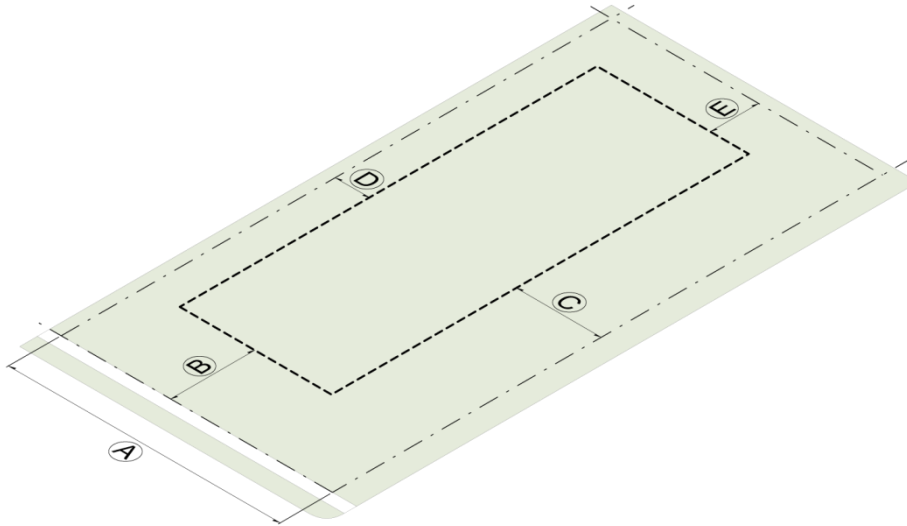
	R-SVC-2	R-IL	R-IH
<b>Transparency</b>			
Ⓟ Ground story (min)	30%	30%	30%
Ⓠ Blank wall area (max)	50'	75'	100'
<b>Building Entrance</b>			
Ⓡ Street facing entrance required	yes	yes	yes
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop			
Balcony	■	■	■

\*See Sec. 9.4 Building Elements, for specific building element requirements.

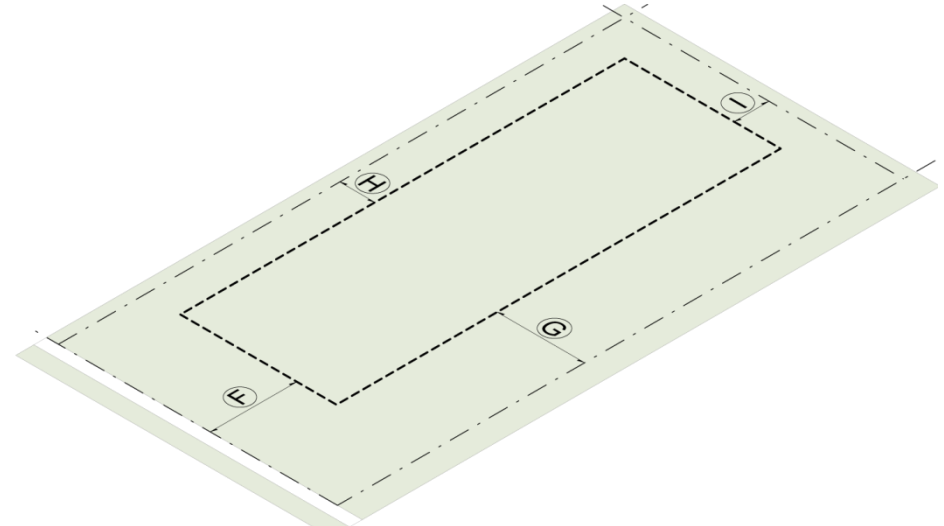
4.2.4 Civic

### 4.2.4 Civic

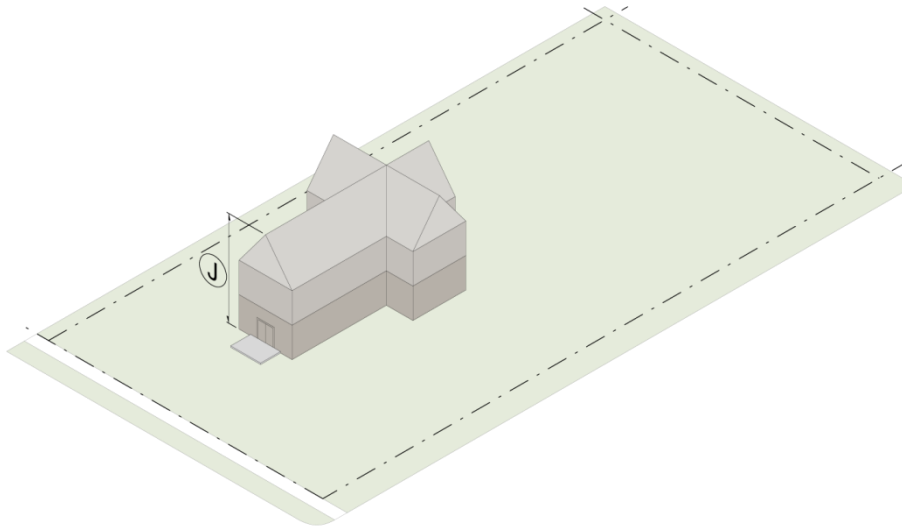
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



SITE		All Districts
<b>Lot</b>		
	Area (min square feet)	22,500
	Building coverage (max)	30%
Ⓐ	Width (min)	150'
<b>Structure Setbacks</b>		
Ⓑ	Front (min)	50'
Ⓒ	Side, street (min)	50'
Ⓓ	Side, interior (min)	30'
Ⓔ	Rear (min)	50'



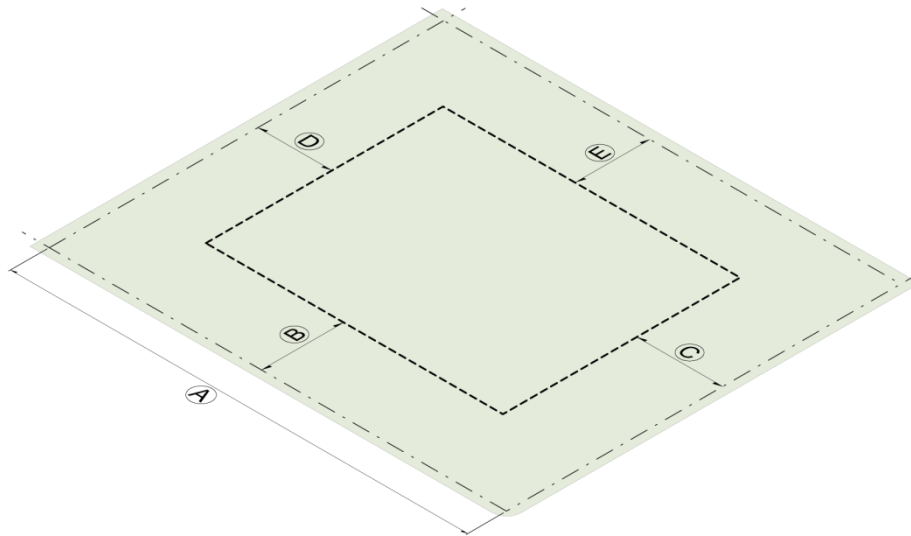
PLACEMENT		All Districts
<b>Parking Setbacks</b>		
Ⓕ	Front (min)	50'
Ⓖ	Side, street (min)	50'
Ⓗ	Side, interior (min)	30'
Ⓘ	Rear (min)	20'



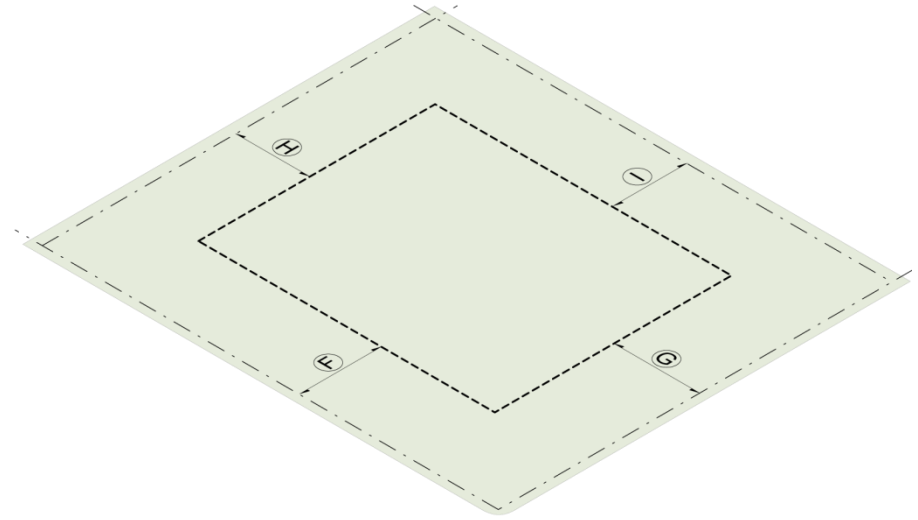
Height		All Districts
①	Stories (max)	3
②	Feet (max)	50'

### 4.2.5 Open Lot

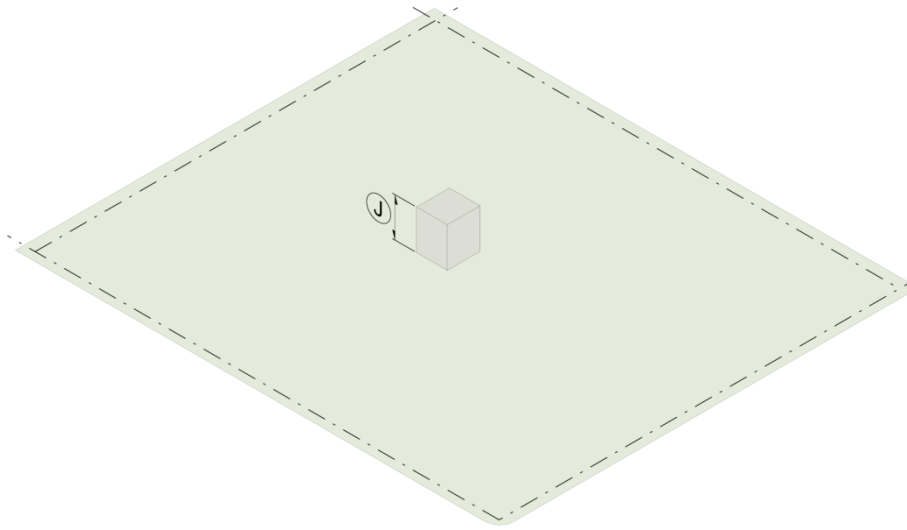
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



All Districts	
<b>Lot</b>	
Area (min square feet)	2,000
Building coverage (max)	2%
<b>Structure Setbacks</b>	
<b>A</b> Width (min)	75'
<b>B</b> Front (min)	50'
<b>C</b> Side, street (min)	25'
<b>D</b> Side, interior (min)	25'
<b>E</b> Rear (min)	50'



All Districts	
<b>Parking Setbacks</b>	
<b>F</b> Front (min)	50'
<b>G</b> Street setbacks (min)	25'
<b>H</b> Side setback (min)	25'
<b>I</b> Rear setback (min)	50'



Height		All Districts
J	Feet (max)	35'

## **SEC. 4.3 SPECIAL DEVELOPMENT STANDARDS**

### **4.3.1 Rural Planned Development (R-PD)**

#### **A. General Provisions**

1. The Police Jury may approve a rural planned development subject to the following standards and the process in 13.2.10, Planned Development (PD).
2. Each application for approval of a rural planned development shall include a statement by the applicant describing:
  - a. All requested deviations from the standards of this zoning code; and
  - b. How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

#### **B. Maximum Permitted Residential Density**

No rural planned development may exceed a gross residential density of 0.25 dwelling units per acre.

#### **C. Size**

No rural planned development less than five acres or more than 40 acres is allowed.

#### **D. Streets**

No rural planned development may be allowed to deviate from the applicable street types allowed in the Rural context under Sec. 11.3, Street and Alley Standards.



ARTICLE 5. ESTATE

**Sec. 5.1 Estate Context..... 5-2**

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## SEC. 5.1 ESTATE CONTEXT

### 5.1.1 General Character

The Estate context consists of large lot single-family detached housing. Lot sizes allow for a considerable amount of natural vegetation. Some degree of agricultural activity may also be present.

### 5.1.2 Zoning Districts

The Estate context allows for large lot single-family residential districts (E-RE-5, E-RE-2) and Special Purpose districts include community (E-CD) districts and the planned development (E-PD) district.

### 5.1.3 Building Type and Dimensions

Residential buildings are one to three stories in height. Residential buildings have deep front setbacks and building coverage is relatively low. Civic buildings located at specific centers are allowed to be on smaller lots and may be built closer to the street.




### 5.1.4 Street, Alley and Blocks Patterns

Streets are typically curvilinear and may have parallel trails. Block sizes are large to accommodate large lot development and block shapes are often irregular to accommodate natural features. Residential access is typically via driveways which connect to the street.

### 5.1.5 Parking and Mobility Options

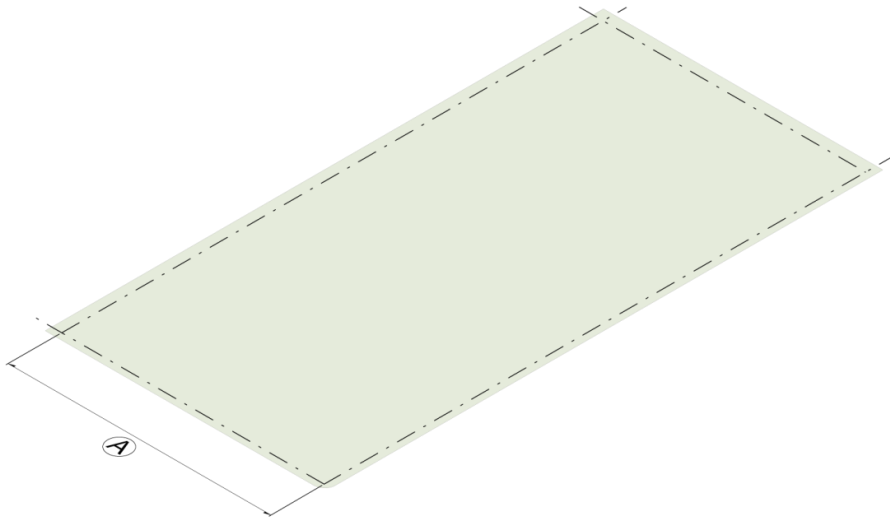
Parking is located only on private lots. Automobiles are the primary mode of transportation. There is limited pedestrian, bike or bus service.

## SEC. 5.2 ALLOWED BUILDING TYPES

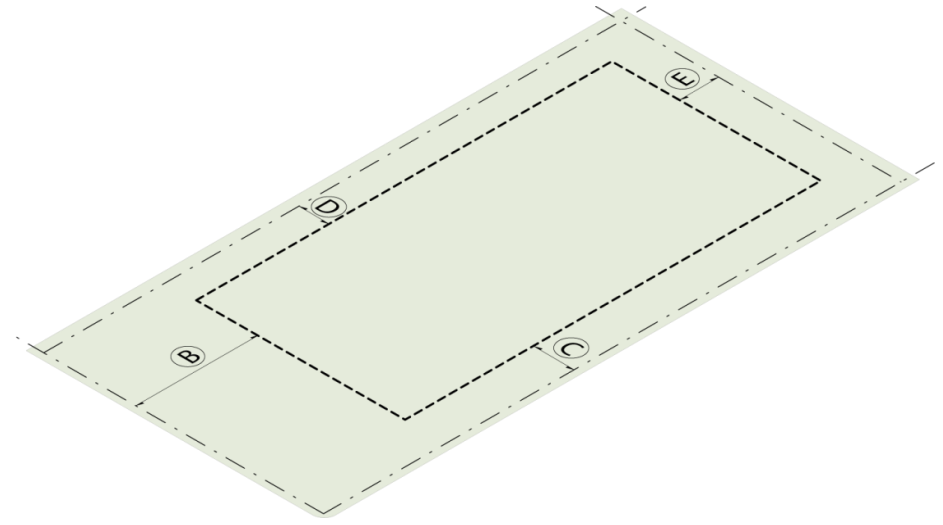
			
	Single-Family House	Civic	Open Lot
<b>ESTATE</b>			
<b>Residential Districts</b>			
Residential Estate-5 (E-RE-5)	■	■	■
Residential Estate-2 (E-RE-2)	■	■	■
<b>Special Purpose Districts</b>			
Community (E-CD)		■	■
Planned Development (E-PD)	*	*	*
<b>KEY:</b> ■ Allowed by right    □ Allowed by special use permit * May be allowed by the Police Jury as part of an approved concept plan Blank cell = Not allowed			

### 5.2.1 Single-Family House

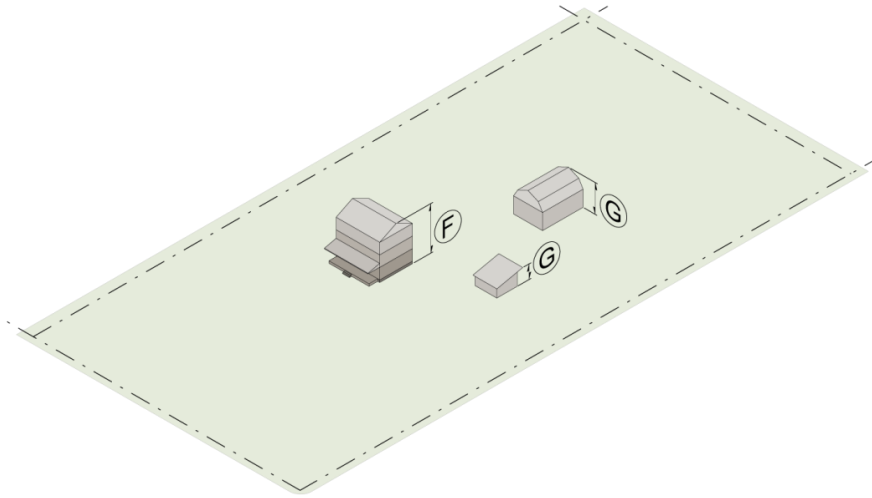
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



Lot	E-RE-5	E-RE-2
Area (min acres)	5	2
Building coverage (max)	15%	20%
(A) Width (min)	200'	125'



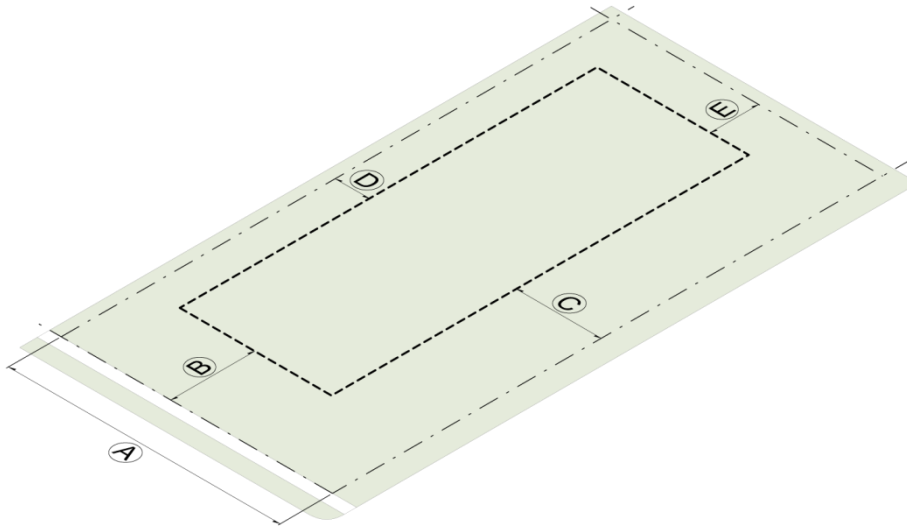
Structure Setbacks	E-RE-5	E-RE-2
(B) Front (min)	60'	45'
(C) Side, street (min)	30'	20'
(D) Side, interior (min)	30'	20'
(E) Rear (min)	60'	50'



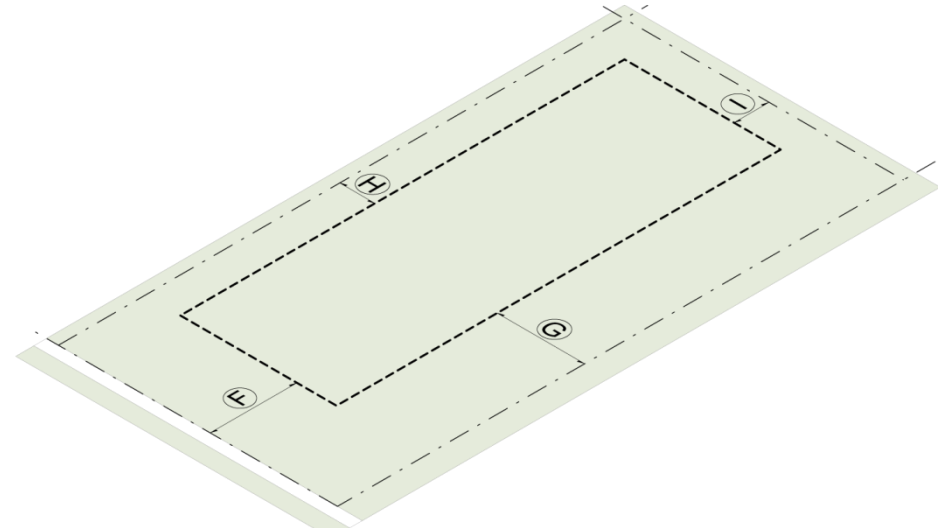
	E-RE-5	E-RE-2
<b>Principal Structure Height</b>		
Ⓕ Stories (max)	3	3
Ⓕ Feet (max)	40'	40'
<b>Accessory Structure Height</b>		
Ⓖ Stories (max)	n/a	n/a
Ⓖ Feet (max)	35'	35'

## 5.2.2 Civic

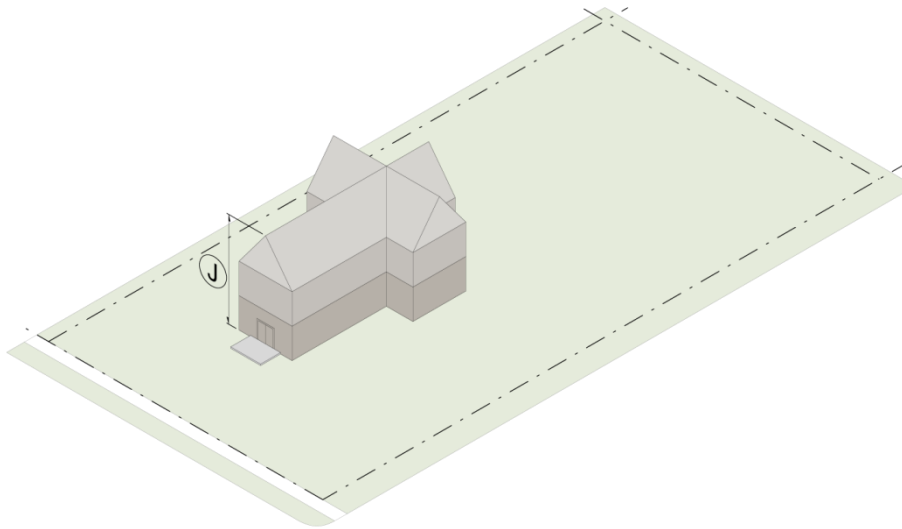
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



All Districts	
<b>Lot</b>	
Area (min square feet)	22,500
Building coverage (max)	30%
<b>Structure Setbacks</b>	
(A) Width (min)	150'
(B) Front (min)	50'
(C) Side, street (min)	50'
(D) Side, interior (min)	30'
(E) Rear (min)	50'



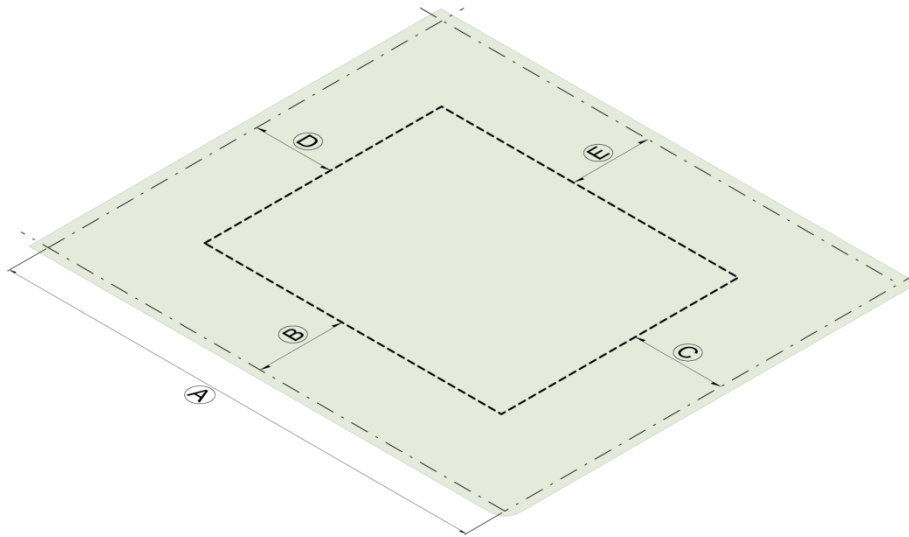
All Districts	
<b>Parking Setbacks</b>	
(F) Front (min)	50'
(G) Side, street (min)	50'
(H) Side, interior (min)	30'
(I) Rear (min)	20'



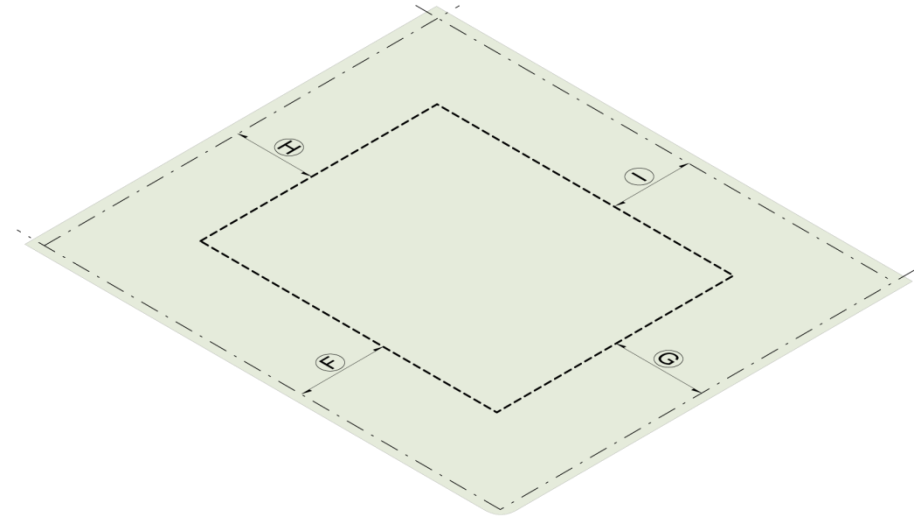
Height		All Districts
ⓐ	Stories (max)	3
ⓐ	Feet (max)	50'

### 5.2.3 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.

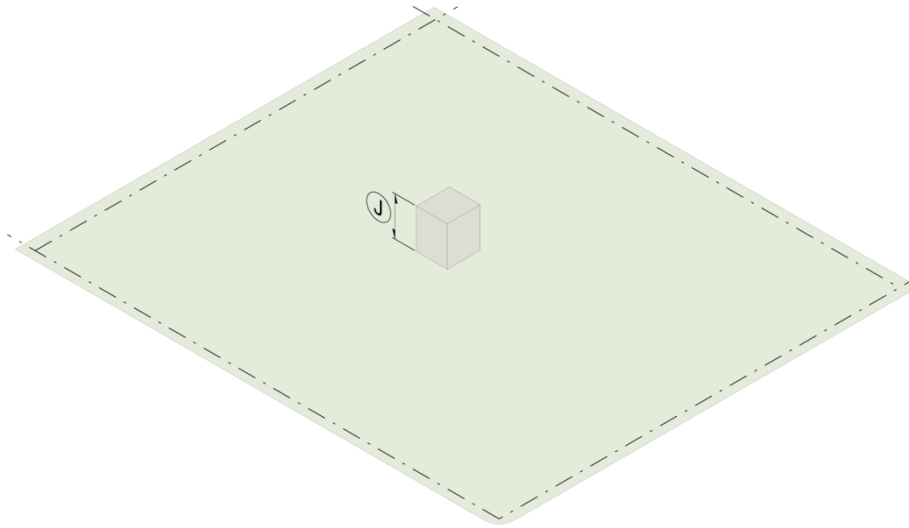


All Districts	
Lot	
Area (min square feet)	2,000
Building coverage (max)	2%
(A) Width (min)	75'
Structure Setbacks	
(B) Front (min)	50'
(C) Side, street (min)	25'
(D) Side, interior (min)	25'
(E) Rear (min)	50'



All Districts	
Parking Setbacks	
(F) Front (min)	50'
(G) Street setbacks (min)	25'
(H) Side setback (min)	25'
(I) Rear setback (min)	50'





Height		All Districts
J	Feet (max)	35'

## SEC. 5.3 SPECIAL DEVELOPMENT STANDARDS

### 5.3.1 Estate Planned Development (E-PD)

#### A. General Provisions

1. The Police Jury may approve an estate planned development subject to the following standards and the process in 13.2.10, Planned Development (PD).
2. Each application for approval of an estate planned development shall include a statement by the applicant describing:
  - a. All requested deviations from the standards of this development code; and
  - b. How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

#### B. Maximum Permitted Residential Density

No estate planned development may exceed a gross residential density of 1 dwelling unit per acre.

#### C. Size

No estate planned development less than five acres or more than 20 acres is allowed.

#### D. Streets

No estate planned development may be allowed to deviate from the applicable street types allowed in the Estate context under Sec. 11.3, Street and Alley Standards.

## ARTICLE 6. SUBURBAN

<b>Sec. 6.1 Suburban Context .....</b>	<b>6-2</b>
6.1.1 General Character .....	6-2
6.1.2 Zoning Districts .....	6-2
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<b>Sec. 6.3 Special Development Standards .....</b>	<b>6-22</b>

### CROSS-REFERENCE GUIDE

<b>Rules For Building Types</b>	<b>ARTICLE 9</b>
<b>Uses Provisions</b>	<b>ARTICLE 10</b>
<b>Subdivision Standards</b>	<b>ARTICLE 11</b>
Blocks and Cul-de-sacs	Sec. 11.2
Street and Alley Standards	Sec. 11.3
Utilities	Sec. 11.4
<b>Development Standards</b>	<b>ARTICLE 12</b>
Parking	Sec. 12.1
Access Management	Sec. 12.2
Landscaping	Sec. 12.3
Outdoor Lighting	[Reserved]
Outdoor Storage and Display	[Reserved]
Signs	[Reserved]
<b>Administration</b>	<b>ARTICLE 13</b>
<b>Definitions</b>	<b>ARTICLE 14</b>



## SEC. 6.1 SUBURBAN CONTEXT

### 6.1.1 General Character

The Suburban context consists of low to medium density, primarily residential areas, typically located at the fringes of a city or within commuting distance of the city center. Single-family detached housing is predominant with some opportunities for multifamily attached housing. Commercial activity may be concentrated in nodes or along major roadways. Large lot sizes allow most buildings to have prominent front and back yards. Pedestrians and bicycles are accommodated but many people continue to rely on automobiles for transportation.

### 6.1.2 Zoning Districts

The Suburban context allows for a wide variety of residential, mixed use, commercial and special purpose districts at suburban and urban intensities.

### 6.1.3 Building Type and Dimensions

Residential buildings are between one and two stories in height. Residences typically have deep, consistent landscaped front setbacks and building coverage of the lot is relatively low. Depending on the district, commercial structures may be up to three stories in height. Outside Main Street districts, commercial buildings have front setbacks deep enough to allow for a mix of

landscaping and parking. Conversely, Main Street districts are build-to environments in which buildings are pulled up to the street.










### 6.1.4 Streets, Alley and Block Patterns

Streets and rights-of-way are often curvilinear framing irregular block shapes in a modified or non-existent grid, with cul-de-sacs and frontage roads. A greater degree of connectivity is desired in new development. Alleys are atypical but are encouraged. Block shapes and sizes vary significantly within this context, often unrelated to form or use. The typical block pattern includes attached sidewalks, street and surface parking, and generous landscaping between the street and building faces. Residential access is typically a direct connection to a street facing garage or carport. Commercial access is typically a shared drive to a surface parking lot.

### 6.1.5 Parking and Mobility Options

Parking is provided on-street and on surface lots. Limited surface parking is permitted between the building and the street but parking is primarily located to the side and rear of buildings. In street design, priority may be given to automobiles but adequate accommodations are provided for the pedestrian and bicyclist.

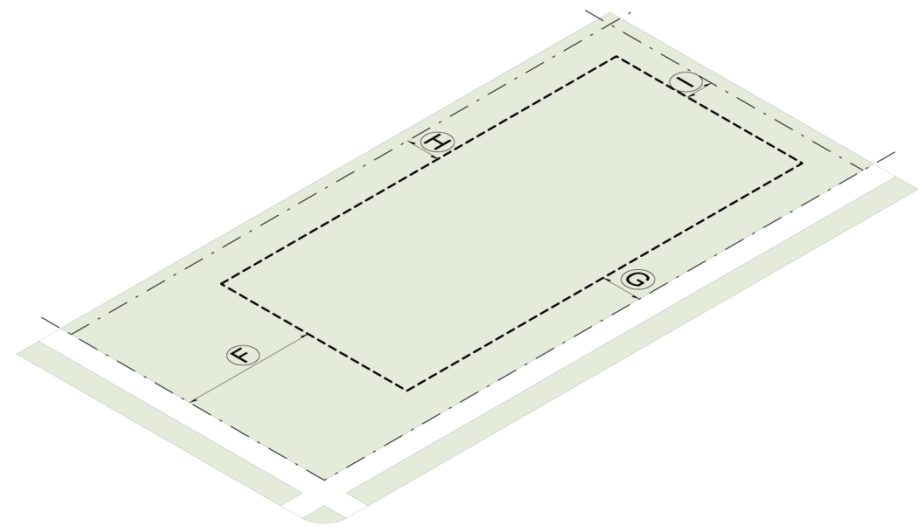
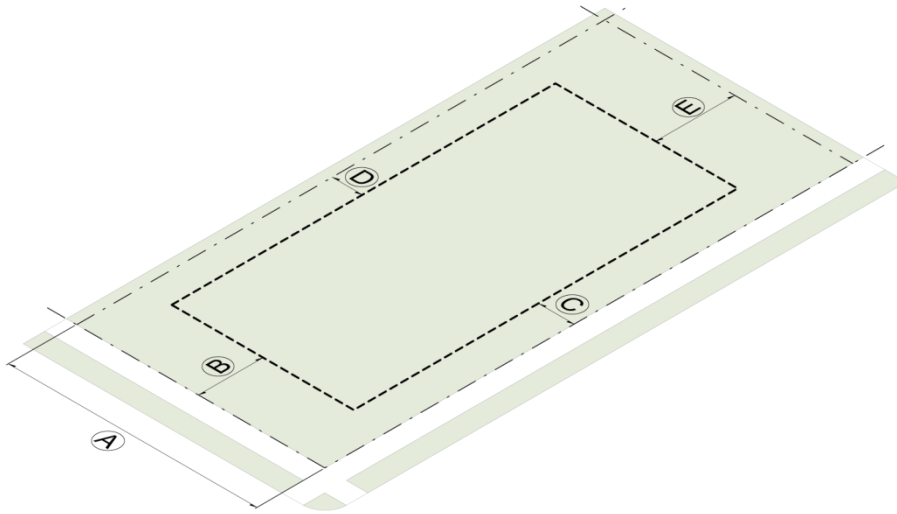
## SEC. 6.2 ALLOWED BUILDING TYPES

									
<b>SUBURBAN</b>									
<b>Residential Districts</b>									
Single Family -15(S-RS-15)	■							■	■
Single Family -10(S-RS-10)	■							■	■
Single Family -6(S-RS-6)	■	□						■	■
Multifamily-3 (S-RM-3)	■	■	■	■				■	■
<b>Mixed Use Districts</b>									
Mixed Use-3 (S-MX-3)			■	■	■	■		■	■
Main Street-3 (S-MS-3)						■		■	■
<b>Commercial Districts</b>									
Commercial Corridor-2 (S-CC-2)			■	■	■	■	□	■	■
Light Industrial (S-IL)					■		■	■	■
<b>Special Purpose Districts</b>									
Community (S-CD)								■	■
Heavy Industrial (S-IH)							■	■	■
Planned Development (S-PD)	*	*	*	*	*	*	*	*	*

KEY: ■ Allowed by right □ Allowed by special use permit \* May be allowed by the Police Jury as part of an approved concept plan Blank cell = Not allowed

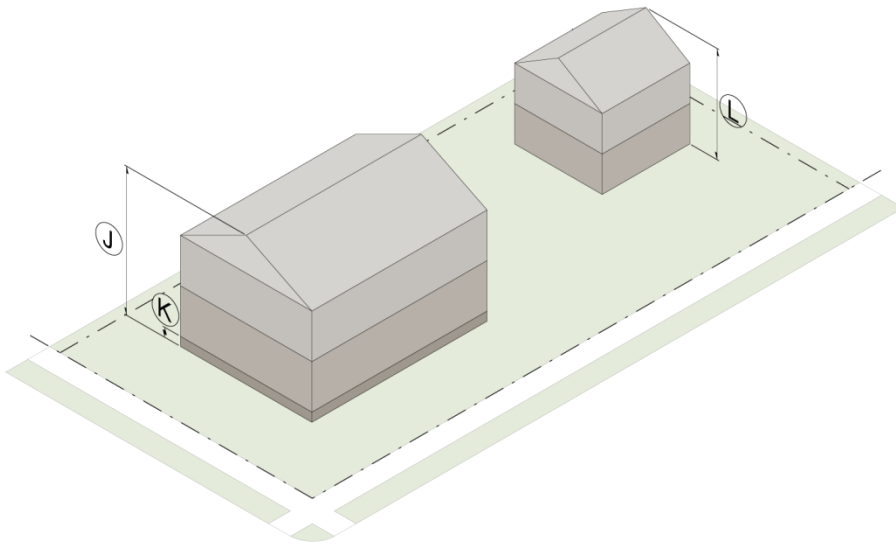
### 6.2.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.

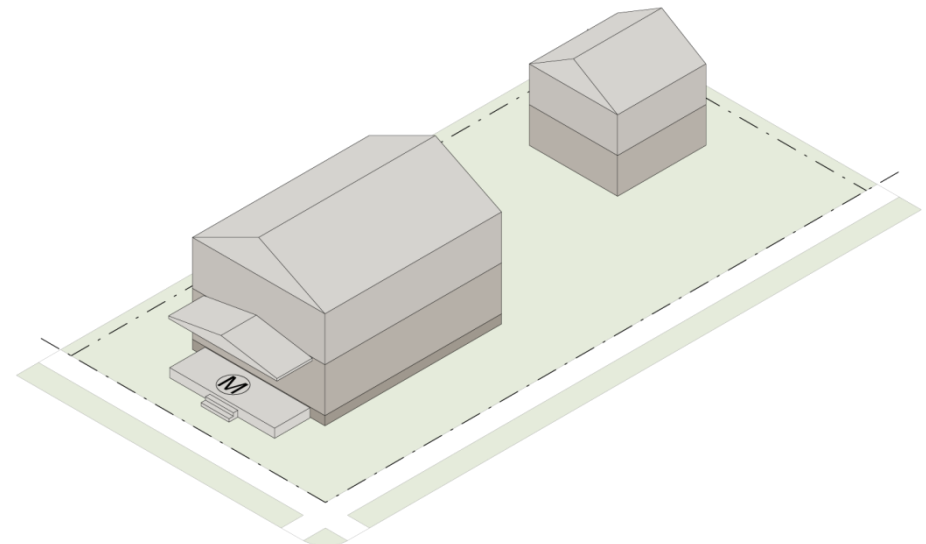


	S-RS-15	S-RS-10	S-RS-6	S-RM-3
<b>Project</b>				
Gross Density (max units/acres)	3	4.35	7.25	15
<b>Lot</b>				
Area (min square feet)	15,000	10,000	6,000	4,000
Building coverage (max)	40%	40%	45%	65%
<b>Principal Structure Setbacks</b>				
<b>A</b> Width (min)	75'	55'	45'	35'
<b>B</b> Front (min)	30'	20'	20'	15'
<b>C</b> Side, street (min)	20'	15'	15'	10'
<b>D</b> Side, interior (min)	10'	5'	5'	3'
<b>E</b> Rear (min)	30'	20'	20'	15'

	S-RS-15	S-RS-10	S-RS-6	S-RM-3
<b>Accessory Structure Setbacks</b>				
<b>F</b> Behind front façade of principal structure (min)	15'	10'	10'	10'
<b>G</b> Side, street (min)	15'	10'	5'	3'
<b>H</b> Side, interior (min)	10'	5'	5'	10'
<b>I</b> Rear, common lot line (min)	10'	5'	5'	5'
<b>J</b> Rear, alley (min)	3' or 20'	3' or 20'	3' or 20'	3' or 20'



	S-RS-15	S-RS-10	S-RS-6	S-RM-3
<b>Principal Structure Height</b>				
ⓐ Stories (min)	2	2	2	3
ⓐ Feet (min)	35'	35'	35'	45'
Ⓚ Ground story elevation(max)	n/a	n/a	18"	18"
<b>Accessory Structure Height</b>				
Ⓛ Stories (min)	2	2	2	2
Ⓛ Feet (min)	30'	30'	30'	30'

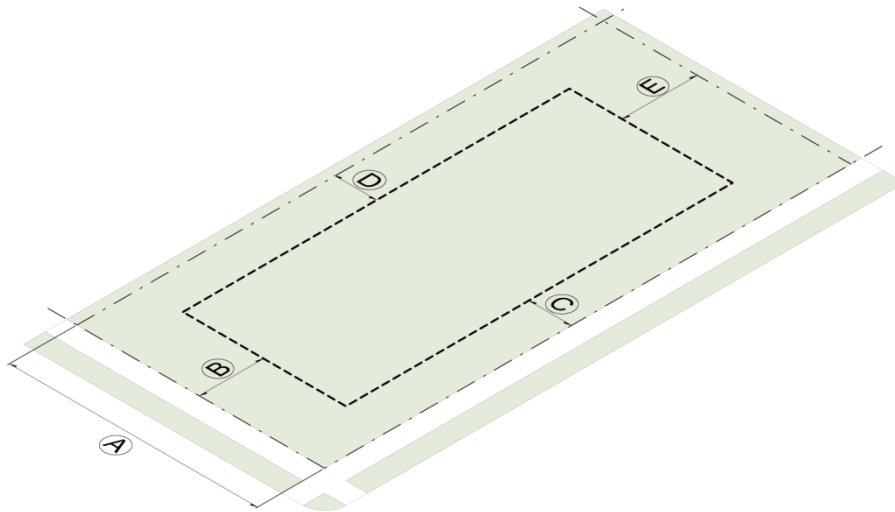


	S-RS-15	S-RS-10	S-RS-6	S-RM-3
<b>Building Entrance</b>				
Ⓜ Street facing entrance required	no	no	yes	yes
<b>Building Elements Allowed</b>				
Gallery, awning				
Double gallery				
Porch, stoop	■	■	■	■
Balcony	■	■	■	■

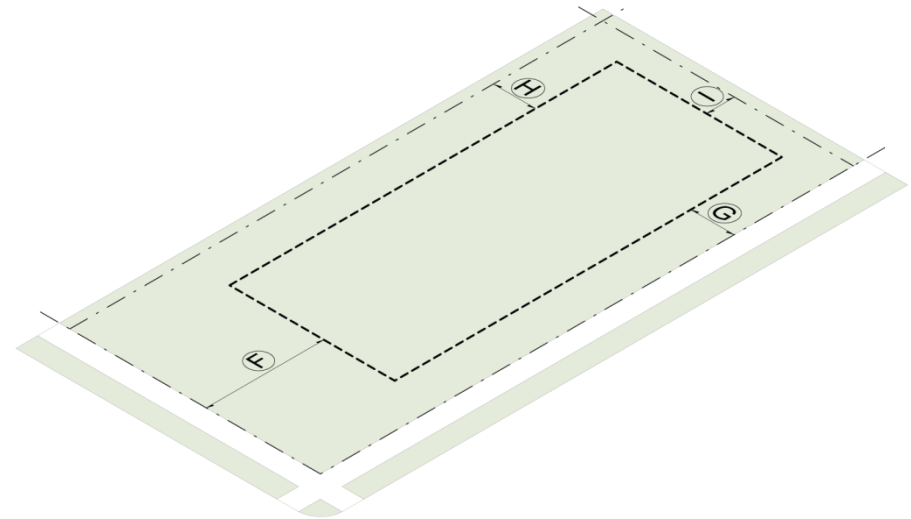
\*See Sec. 9.4, Building Elements, for specific building element requirements.

## 6.2.2 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.

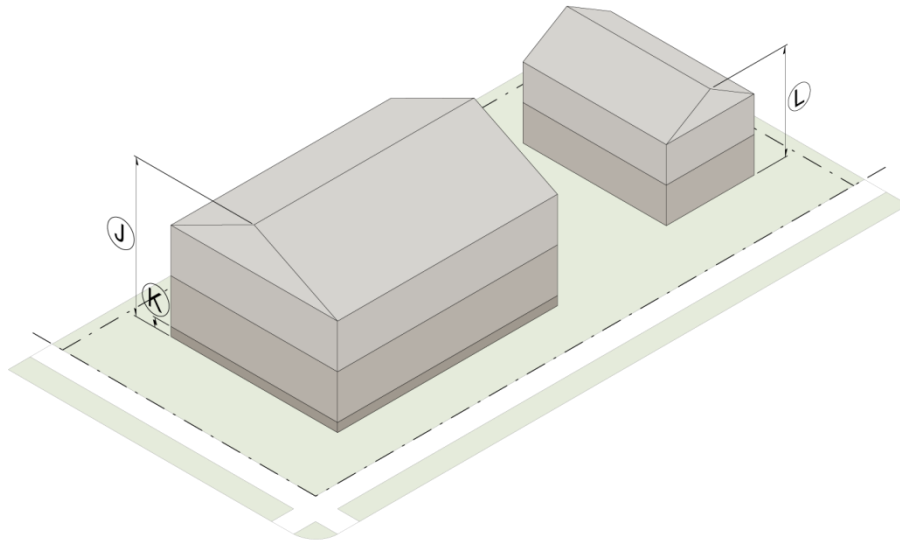


	S-RS-6	S-RM-3
<b>Project</b>		
Gross Density (max units/acres)	7.25	15
<b>Lot</b>		
Area (min square feet)	6,000	4,000
Building coverage (max)	45%	65%
(A) Width (min)	45'	35'
<b>Principal Structure Setbacks</b>		
(B) Front (min)	20'	15'
(C) Side, street (min)	15'	10'
(D) Side, interior (min)	5'	3'
(E) Rear (min)	20'	15'

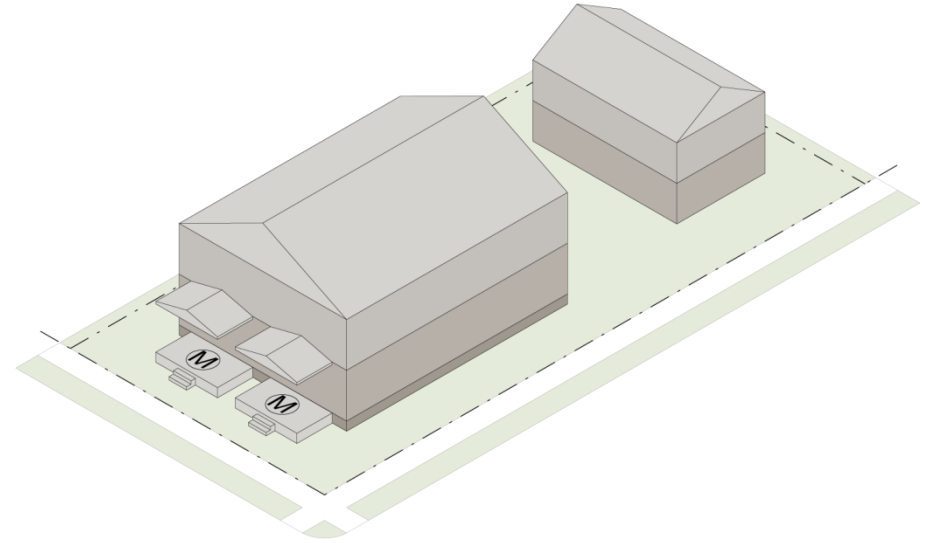


	S-RS-6	S-RM-3
<b>Accessory Structure Setbacks</b>		
(F) Behind front façade of principal structure (min)	10'	10'
(G) Side, street (min)	5'	3'
(H) Side, interior (min)	5'	10'
(I) Rear, common lot line (min)	5'	5'
(I) Rear, alley (min)	3' or 20'	3' or 20'





	S-RS-6	S-RM-3
<b>Principal Structure Height</b>		
ⓐ Stories (max)	2	3
ⓑ Feet (max)	35'	45'
ⓒ Ground story elevation (min)	18"	18"
<b>Accessory Structures Height</b>		
ⓓ Stories (max)	2	2
ⓔ Feet (max)	30'	30'

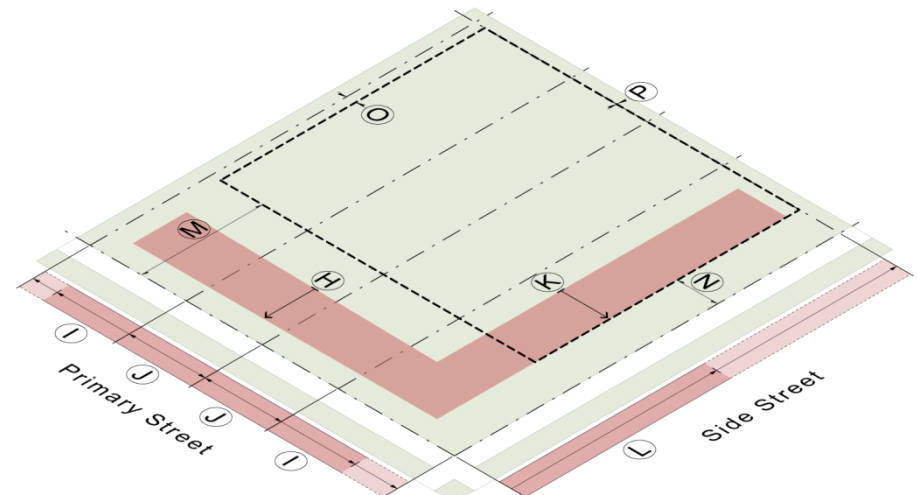
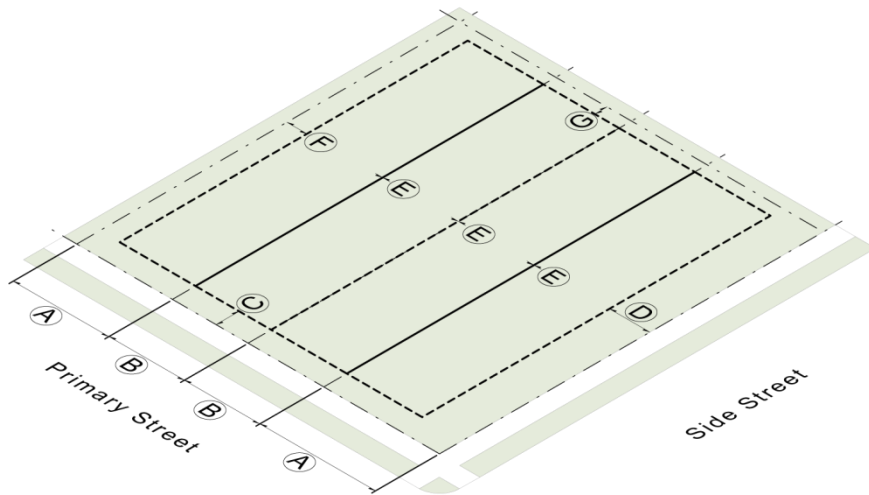


	S-RS-6	S-RM-3
<b>Building Entrance</b>		
Ⓜ Street facing entrance required	yes	yes
<b>Building Elements Allowed*</b>		
Gallery, awning		
Double gallery		
Porch, stoop	■	■
Balcony	■	■

\*See Sec. 9.4, Building Elements, for specific building element requirements

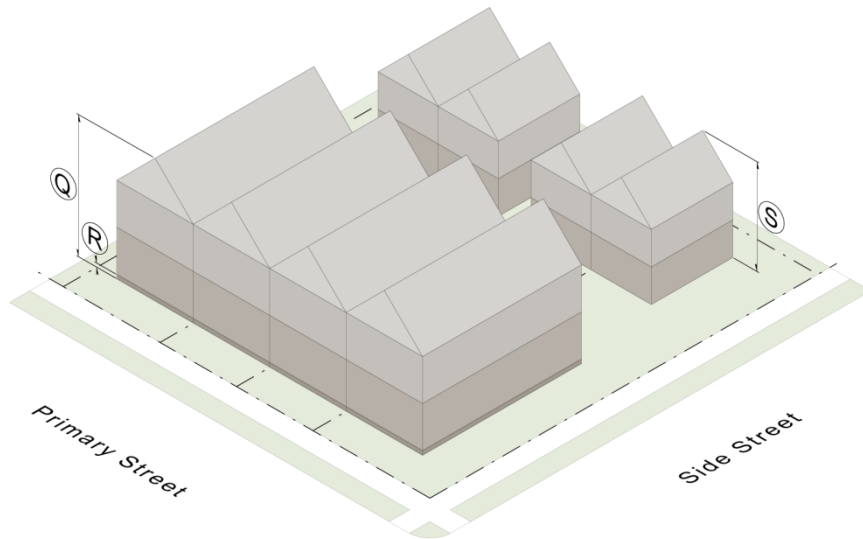
## 6.2.3 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



	S-RM-3	S-MX-3	S-CC-2
<b>Project</b>			
Gross Density (max units/acre)	15	n/a	n/a
<b>Lot</b>			
Area (min square feet)	1,800	1,500	1,500
Building coverage (max)	70%	75%	75%
(A) Width, end lot (min)	26'	26'	26'
(B) Width, interior lot (min)	20'	20'	20'
<b>Structure Setbacks</b>			
(C) Primary street (min)	5'	5'	5'
(D) Side street (min)	10'	10'	10'
(E) Side interior, interior lot (min)	0'	0'	0'
(F) Side interior, end lot (min)	0' or 10'	0' or 10'	0' or 10'
(G) Rear, common lot line (min)	20'	20'	20'
(G) Rear, alley (min)	3' or 20'	3' or 20'	3' or 20'

	S-RM-3	S-MX-3	S-CC-2
<b>Build-to Area</b>			
(H) Primary street build-to area (min/max)	5' / 15'	5' / 15'	5' / 15'
(I) Building façade in primary street build-to area (min % of lot width)	65%	70%	70%
(J) Building façade in primary street build-to area, interior lot (min % of lot width)	100%	100%	100%
(K) Side street build-to area (min/max)	10' / 20'	10' / 20'	10' / 20'
(L) Building façade in side street build-to area (min % of lot width)	30%	30%	30%
<b>Parking Setbacks</b>			
(M) Primary street setback (min)	30'	30'	30'
(N) Side street setback (min)	10'	10'	10'
(O) Setback abutting a RS- district (min)	5'	5'	5'
(O) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(P) Setback abutting alley (min)	0'	0'	0'



	S-RM-3	S-MX-3	S-CC-2
<b>Principal Structure Height</b>			
Q Stories (max)	3	3	2
Q Feet (max)	45'	45'	35'
R Ground story elevation (min)	18"	18"	18"
<b>Accessory Structure Height</b>			
S Stories (max)	2	2	2
S Feet (max)	30'	30'	30'

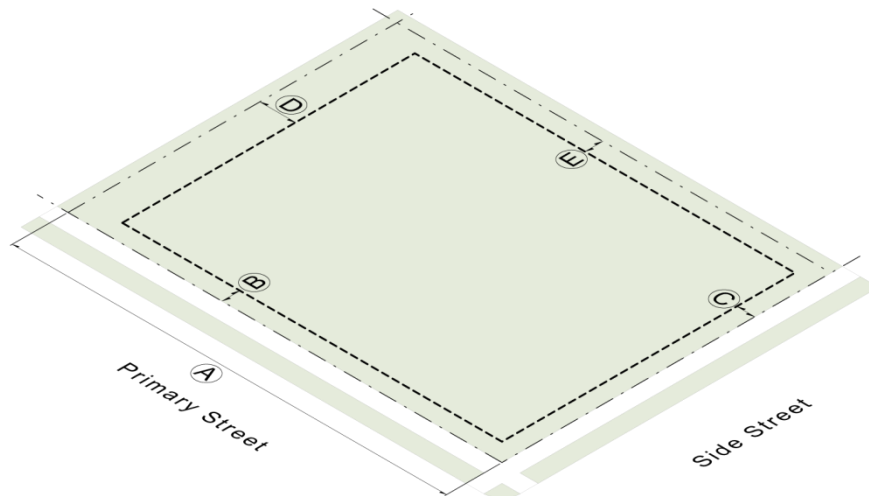


	S-RM-3	S-MX-3	S-CC-2
<b>Building Entrance</b>			
T Street facing entrance required	yes	yes	yes
<b>Building Mass</b>			
U Building length (max)	200'	250'	250'
<b>Building Elements Allowed*</b>			
Gallery, awning			
Double gallery			
Porch, stoop	■	■	■
Balcony	■	■	■

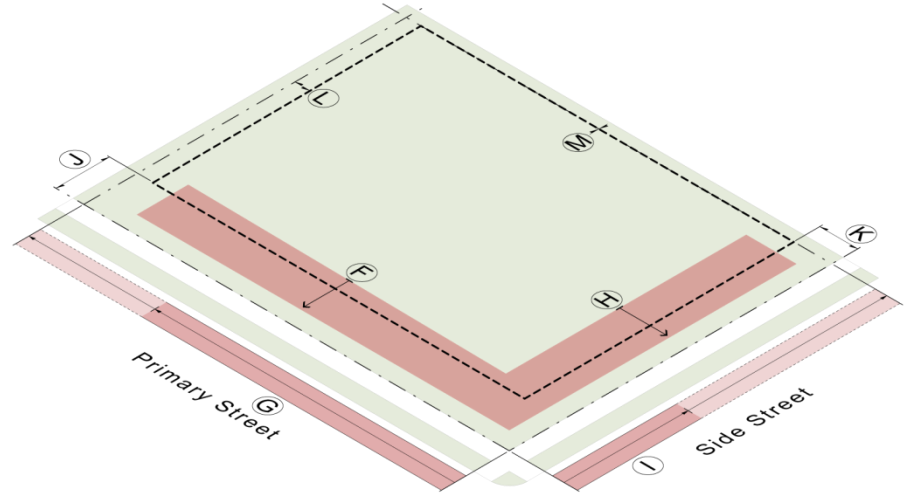
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 6.2.4 Apartment

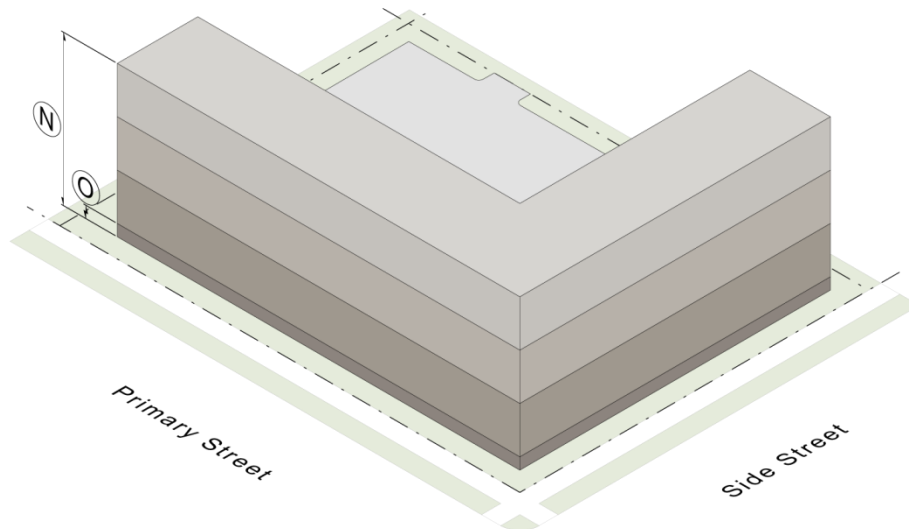
A building type containing five or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



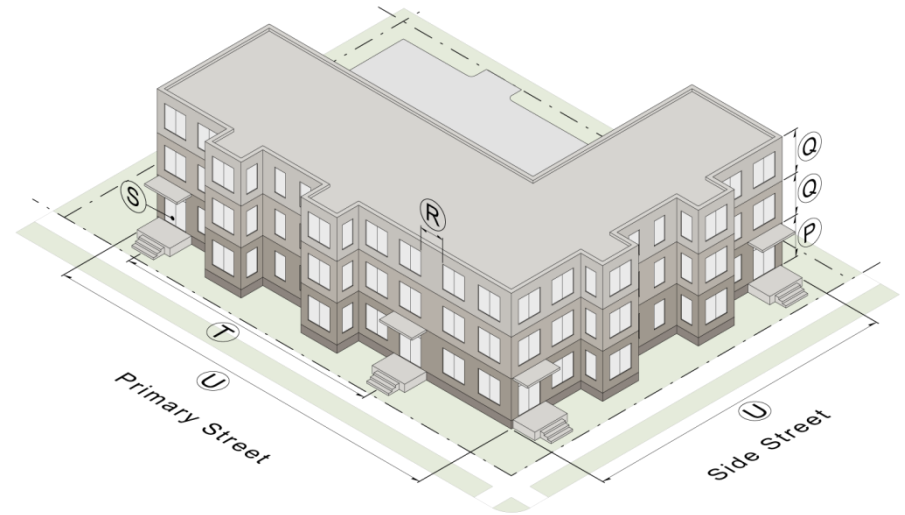
	S-RM-3	S-MX-3	S-CC-2
<b>Project</b>			
Gross Density (max units/acre)	15	n/a	n/a
<b>Lot</b>			
Area (min square feet)	22,500	20,000	20,000
Building coverage (max)	60%	65%	65%
<b>Structure Setbacks</b>			
<b>A</b> Width (min)	125'	100'	100'
<b>B</b> Primary street (min)	15'	5'	15'
<b>C</b> Side street (min)	5'	5'	5'
<b>D</b> Setback abutting a RS- district (min)	15'	15'	30'
<b>D</b> Setback abutting any other district (min)	0' or 10'	0' or 10'	0' or 10'
<b>E</b> Setback abutting alley (min)	20'	20'	20'



	S-RM-3	S-MX-3	S-CC-2
<b>Build-to Area</b>			
<b>F</b> Primary street build-to area (min/max)	15' / 35'	5' / 25'	5' / 80'
<b>G</b> Building façade in primary street build-to area (min % of lot width)	65%	65%	60%
<b>H</b> Side street build-to area (min/max)	15' / 35'	5' / 25'	5' / 40'
<b>I</b> Building façade in side street build-to area (min % of lot width)	30%	40%	50%
<b>Parking Setbacks</b>			
<b>J</b> Primary street setback (min)	25'	15'	15'
<b>K</b> Side street setback (min)	10'	10'	10'
<b>L</b> Setback abutting a RS- district (min)	15'	15'	30'
<b>L</b> Setback abutting any other district (min)	0' or 10'	0' or 5'	0' or 5'
<b>M</b> Setback abutting alley (min)	0'	0'	0'



Height	S-RM-3	S-MX-3	S-CC-2
(N) Stories (max)	3	3	2
(N) Feet (max)	45'	45'	30'
(O) Ground story elevation (min)	18"	18"	18"

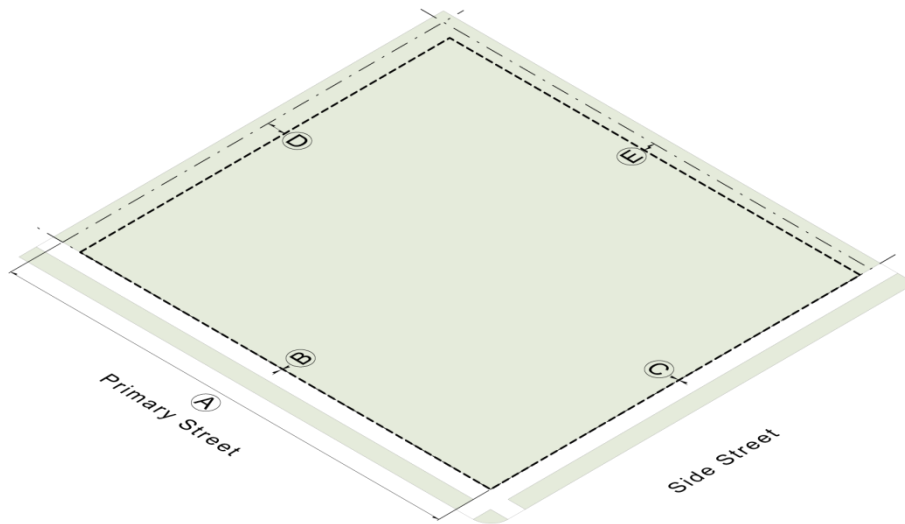


	S-RM-3	S-MX-3	S-CC-2
<b>Transparency</b>			
(P) Ground story (min)	40%	40%	40%
(Q) Upper story (min)	30%	30%	30%
(R) Blank wall area (max)	30'	30'	30'
<b>Building Entrance</b>			
(S) Street facing entrance required	yes	yes	yes
(T) Entrance spacing	100'	100'	100'
<b>Building Mass</b>			
(U) Building length (max)	150'	200'	225'
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop	■	■	■
Balcony	■	■	■

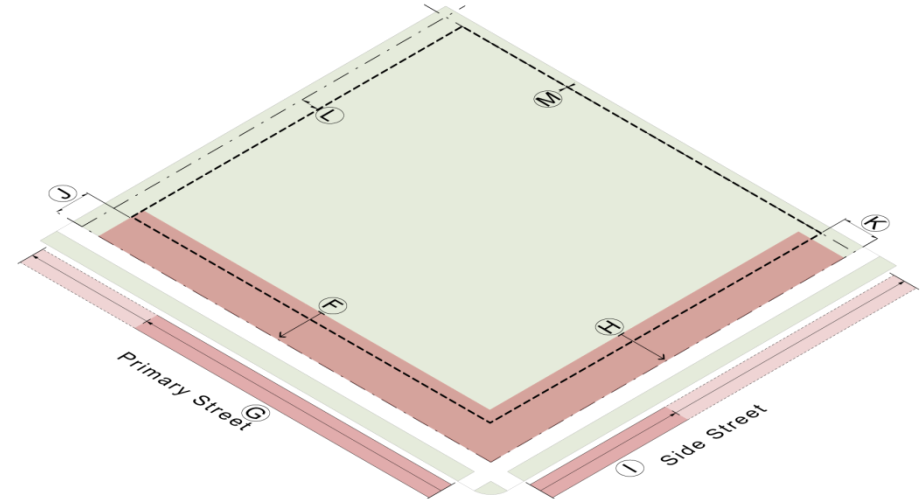
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 6.2.5 General

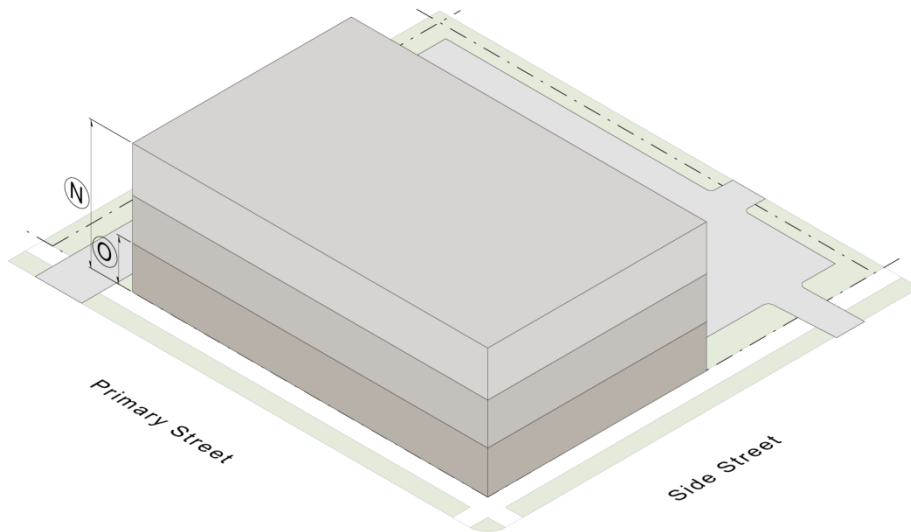
A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



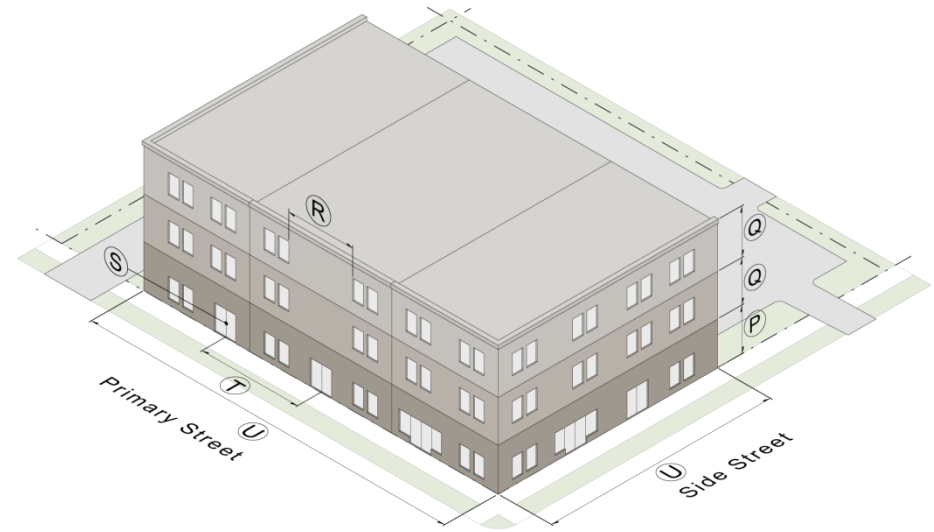
	S-MX-3	S-CC-2	S-IL
<b>Lot</b>			
Area (min square feet)	7,500	7,500	7,500
Building coverage (max)	70%	65%	65%
<b>Structure Setbacks</b>			
(A) Width (min)	75'	75'	75'
(B) Primary street (min)	0'	0'	0'
(C) Side street (min)	0'	0'	0'
(D) Setback abutting a RS- district (min)	15'	20'	35'
(E) Setback abutting any other district (min)	0' or 5'	0' or 5'	10'
(F) Setback abutting alley (min)	5'	5'	5'



	S-MX-3	S-CC-2	S-IL
<b>Build-to Area</b>			
(F) Primary street build-to area (min/max)	0' / 15'	0' / 80'	0' / 80'
(G) Building façade in primary street build-to area (min % of lot width)	65%	60%	60%
(H) Side street build-to area (min/max)	0' / 15'	0' / 80'	0' / 120'
(I) Building façade in side street build-to area (min % of lot width)	30%	30%	30%
<b>Parking Setbacks</b>			
(J) Primary street setback (min)	15'	10'	10'
(K) Side street setback (min)	15'	10'	10'
(L) Setback abutting a RS- district (min)	10'	10'	10'
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'	10'
(N) Setback abutting alley (min)	0'	0'	0'



	S-MX-3	S-CC-2	S-IL
<b>Height</b>			
(N) Stories (max)	3	2	3
(N) Feet (max)	45'	35'	45'
(O) Ground story elevation (min)	12'	12'	12'

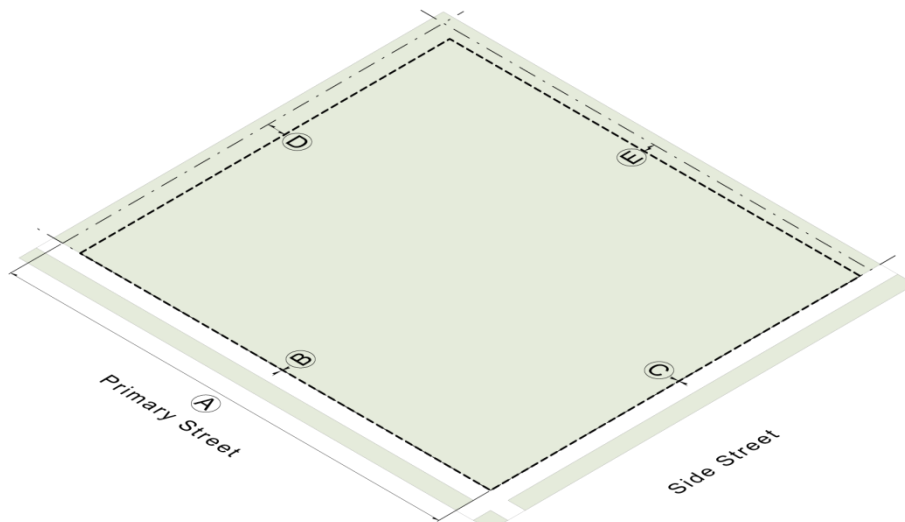


	S-MX-3	S-CC-2	S-IL
<b>Transparency</b>			
(P) Ground story (min)	40%	40%	40%
(Q) Upper story (min)	20%	20%	20%
(R) Blank wall area (max)	30'	50'	50'
<b>Building Entrance</b>			
(S) Street facing entrance required	yes	yes	yes
(T) Entrance spacing	100'	n/a	n/a
<b>Building Mass</b>			
(U) Building length (max)	200'	200'	300'
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop			
Balcony	■	■	■

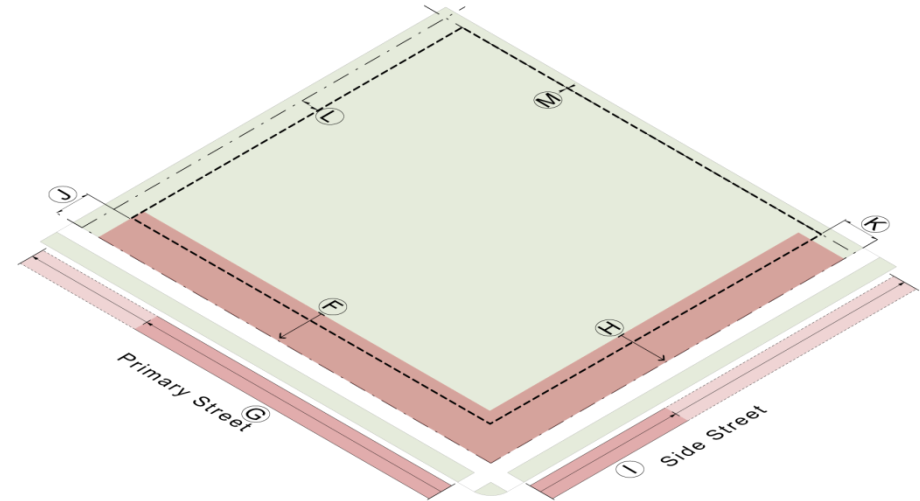
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 6.2.6 Shopfront

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street-facing entrance spaced at regular intervals along the street edge.

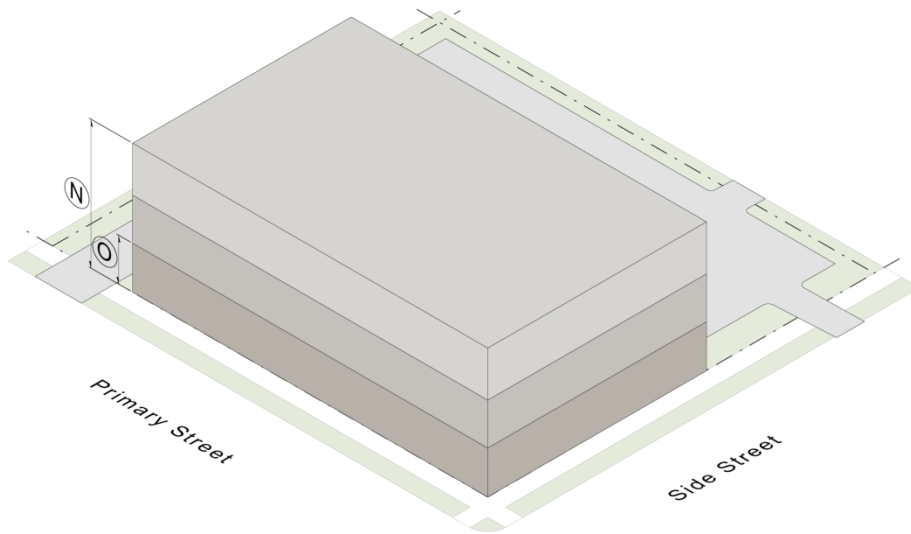


	S-MX-3	S-MS-3	S-CC-2
<b>Lot</b>			
Area (min square feet)	7,500	3,500	7,500
Building coverage (max)	70%	80%	65%
(A) Width (min)	75'	35'	75'
<b>Structure Setbacks</b>			
(B) Primary street (min)	0'	0'	0'
(C) Side street (min)	0'	0'	0'
(D) Setback abutting a RS-district (min)	15'	15'	20'
(D) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(E) Setback abutting alley (min)	5'	5'	5'

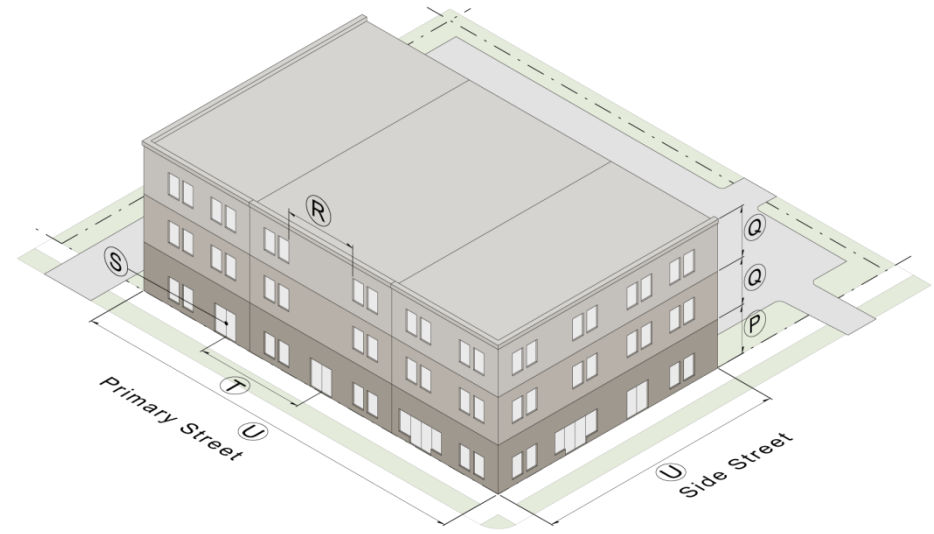


	S-MX-3	S-MS-3	S-CC-2
<b>Build-to Area</b>			
(F) Primary street build-to area (min/max)	0' / 15'	0' / 5'	0' / 80'
(G) Building façade in primary street build-to area (min % of lot width)	65%	85%	65%
(H) Side street build-to area (min/max)	0' / 10'	0' / 5'	0' / 80'
(I) Building façade in side street build-to area (min % of lot width)	30%	40%	30%
<b>Parking Setbacks</b>			
(J) Primary street setback (min)	15'	10'	10'
(K) Side street setback (min)	15'	15'	10'
(L) Setback abutting a RS-district (min)	10'	10'	10'
(L) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(M) Setback abutting alley (min)	0'	0'	0'





	S-MX-3	S-MS-3	S-CC-2
<b>Height</b>			
(N) Stories (max)	3	3	2
(N) Feet (max)	45'	45'	35'
(O) Ground story elevation (min)	12'	12'	12'

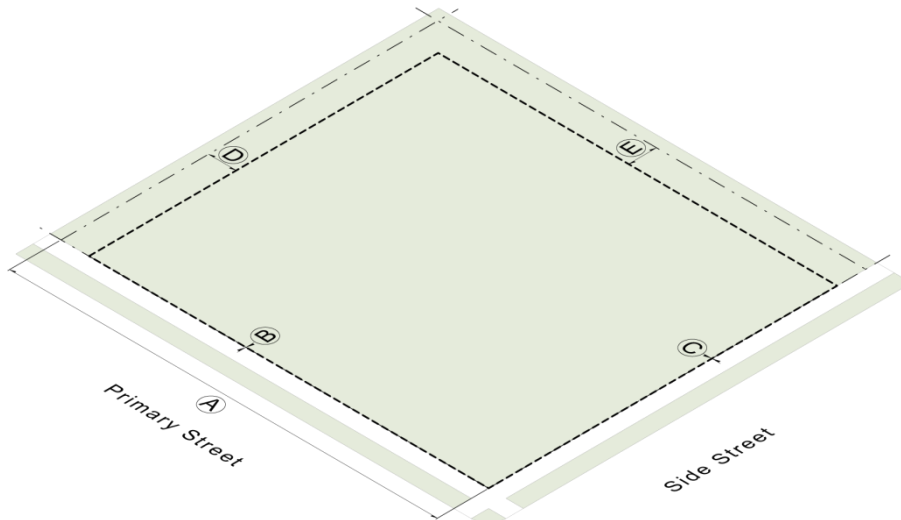


	S-MX-3	S-MS-3	S-CC-2
<b>Transparency</b>			
(P) Ground story (min)	55%	65%	50%
(Q) Upper story (min)	20%	30%	20%
(R) Blank wall area (max)	30'	30'	30'
<b>Building Entrance</b>			
(S) Street facing entrance required	yes	yes	yes
(T) Entrance spacing	100'	100'	175'
<b>Building Mass</b>			
(U) Building length (max)	200'	200'	200'
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop			
Balcony	■	■	■

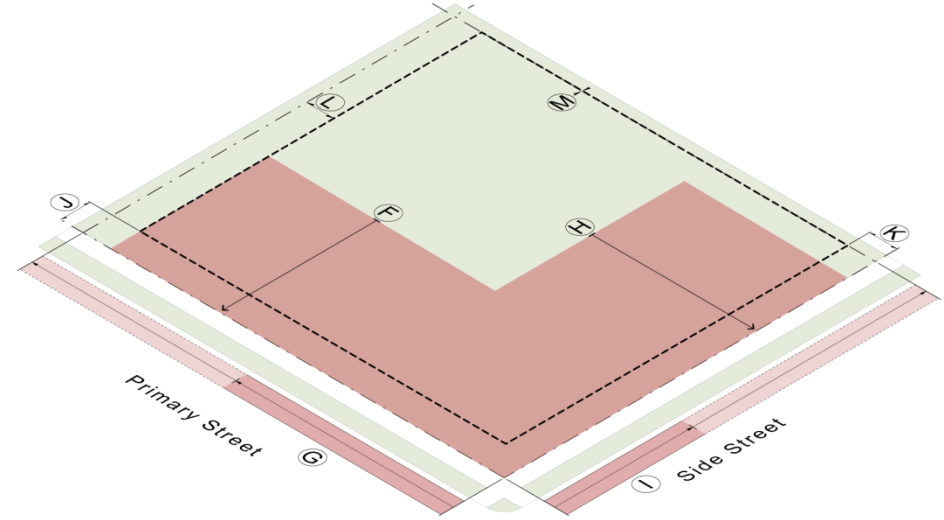
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 6.2.7 Workshop

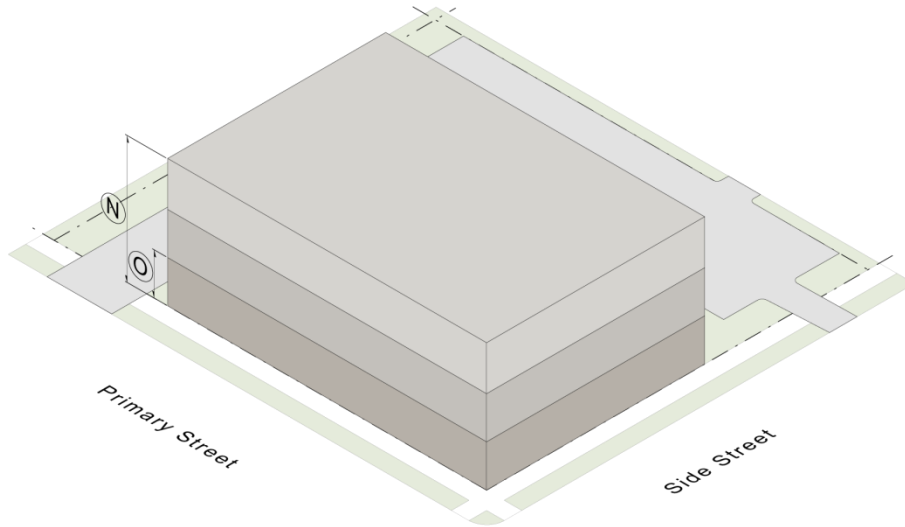
A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



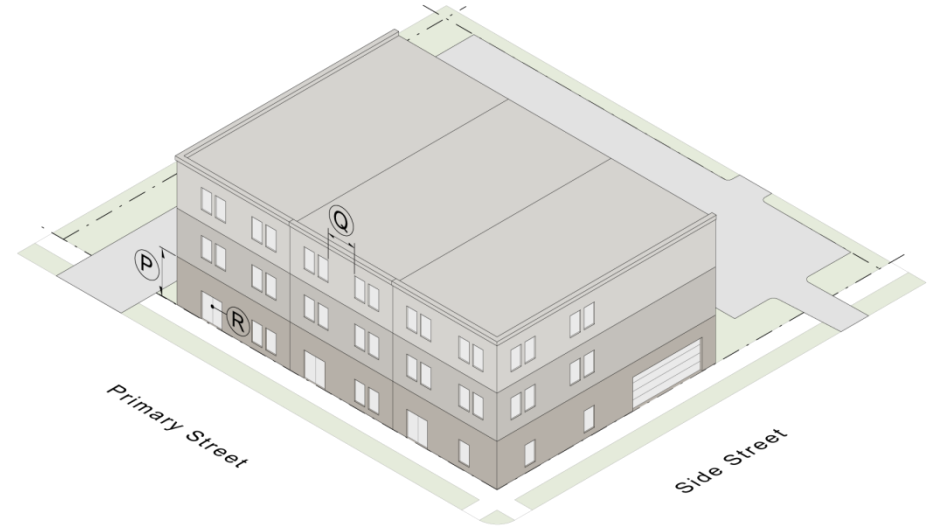
	S-CC-2	S-IL	S-IH
<b>Lot</b>			
Area (min square feet)	22,500	22,500	22,500
Building coverage (max)	60%	60%	60%
(A) Width (min)	125'	125'	125'
<b>Structure Setbacks</b>			
(B) Primary street (min)	0'	0'	50'
(C) Side street (min)	0'	0'	25'
(D) Setback abutting a RS- district (min)	35'	35'	35'
(D) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(E) Setback abutting alley (min)	5'	5'	5'



	S-CC-2	S-IL	S-IH
<b>Build-to Area</b>			
(F) Primary street build-to area (min/max)	0' / 80'	0' / 120'	50' / 200'
(G) Building façade in primary street build-to area (min % of lot width)	50%	50%	50%
(H) Side street build-to area (min/max)	0' / 80'	0' / 120'	25' / 120'
(I) Building façade in side street build-to area (min % of lot width)	30%	30%	30%
<b>Parking Setbacks</b>			
(J) Primary street setback (min)	10'	10'	10'
(K) Side street setback (min)	5'	5'	5'
(L) Setback abutting a RS- district (min)	20'	30'	30'
(L) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(M) Setback abutting alley (min)	0'	0'	0'



	S-CC-2	S-IL	S-IH
<b>Height</b>			
Ⓝ Stories (max)	2	3	3
Ⓝ Feet (max)	35'	45'	45'
Ⓞ Ground story elevation (min)	n/a	n/a	n/a

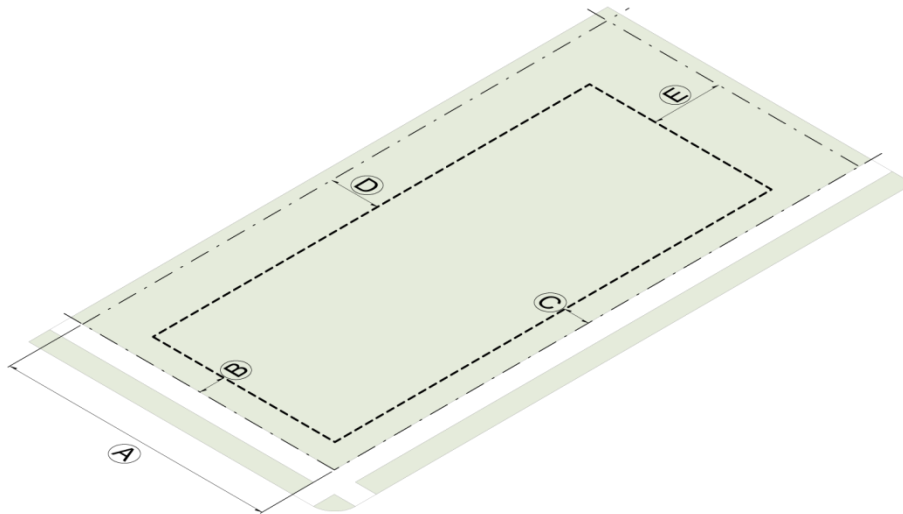


	S-CC-2	S-IL	S-IH
<b>Transparency</b>			
Ⓟ Ground story (min)	30%	30%	25%
Ⓠ Blank wall area (max)	50'	100'	100'
<b>Building Entrance</b>			
Ⓡ Street facing entrance required	yes	yes	yes
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop			
Balcony	■	■	■

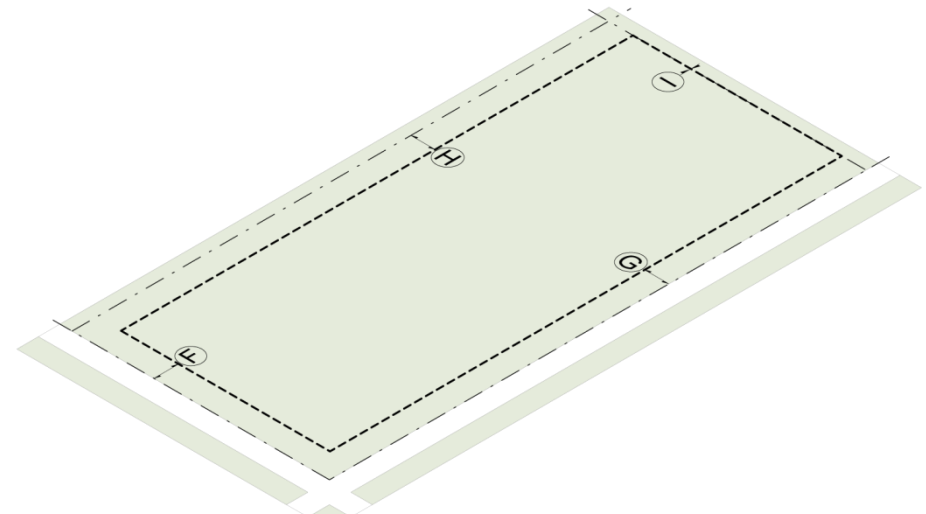
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 6.2.8 Civic

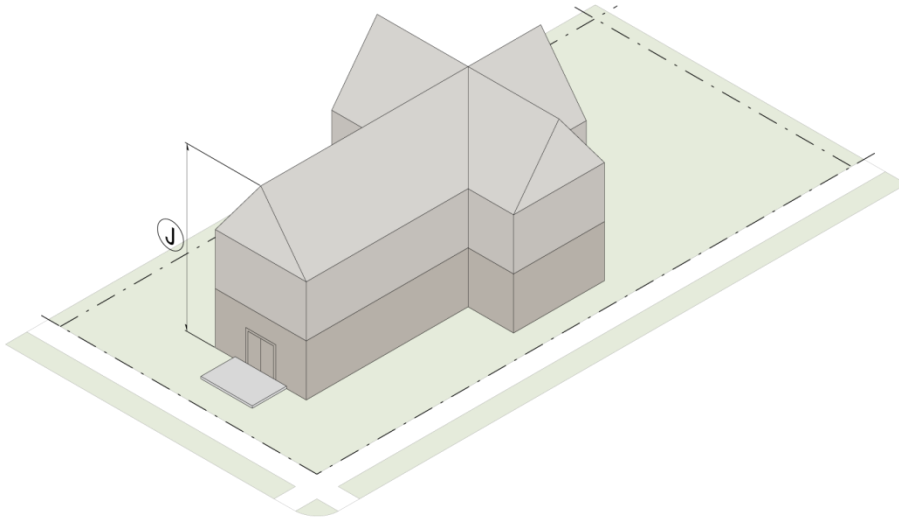
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



All Districts	
<b>Lot</b>	
Area (min square feet)	7,500
Building coverage (max)	50%
<b>A</b> Width (min)	75'
<b>Structure Setbacks</b>	
<b>B</b> Front (min)	30'
<b>C</b> Side, street (min)	30'
<b>D</b> Side, interior (min)	20'
<b>E</b> Rear (min)	30'



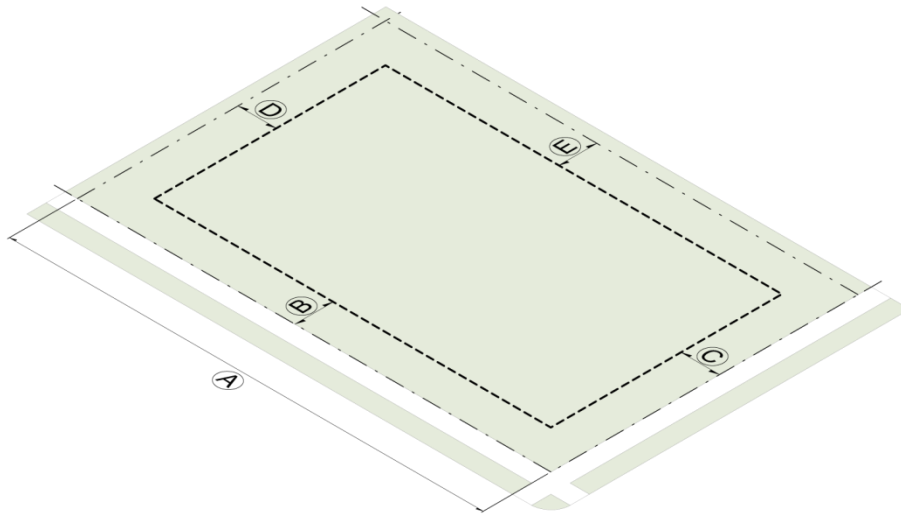
All Districts	
<b>Parking Setbacks</b>	
<b>F</b> Front (min)	30'
<b>G</b> Side, street (min)	30'
<b>H</b> Side, interior (min)	20'
<b>I</b> Rear (min)	10'



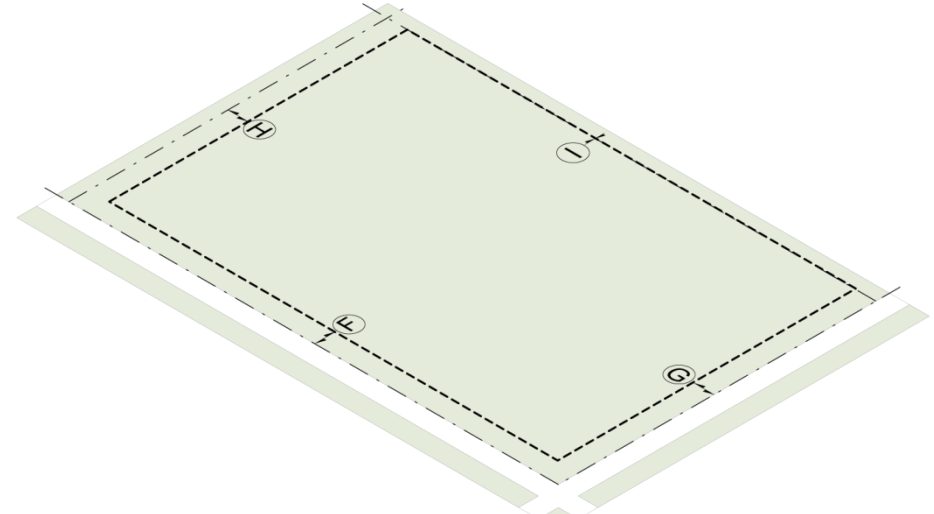
All Districts		
Height		
ⓐ	Stories (max)	3
ⓐ	Feet (max)	45'
Building Elements Allowed*		
	Gallery, awning	▪
	Double gallery	▪
	Porch, stoop	▪
	Balcony	▪
*See Sec. 9.4, Building Elements, for specific building element requirements		

## 6.2.9 Open Lot

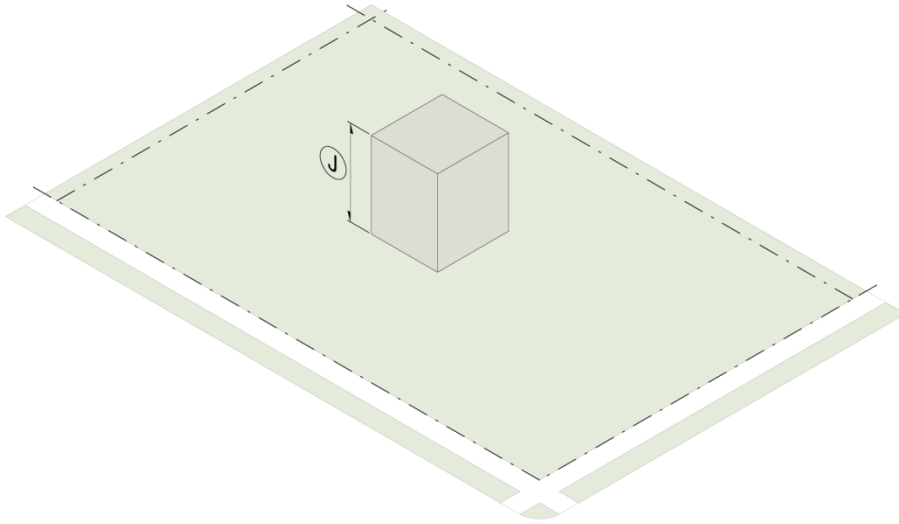
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



All Districts	
<b>Lot</b>	
Area (min square feet)	2,000
Building coverage (max)	5%
Ⓐ Width (min)	20'
<b>Structure Setbacks</b>	
Ⓑ Front (min)	10'
Ⓒ Side, street (min)	10'
Ⓓ Side, interior (min)	10'
Ⓔ Rear (min)	10'



All Districts	
<b>Parking Setbacks</b>	
Ⓕ Front (min)	10'
Ⓖ Side, street (min)	10'
Ⓗ Side, interior (min)	10'
Ⓘ Rear (min)	10'



Height		All Districts
ⓐ	Stories (max)	n/a
ⓐ	Feet (max)	35'

## **SEC. 6.3 SPECIAL DEVELOPMENT STANDARDS**

### **6.3.1 Suburban Planned Development (S-PD)**

#### **A. General Provisions**

1. The Police Jury may approve a suburban planned development subject to the following standards and the process in 13.2.10, Planned Development (PD).
2. Each application for approval of an urban planned development shall include a statement by the applicant describing:
  - a. All requested deviations from the standards of this zoning code; and
  - b. How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

#### **B. Maximum Permitted Residential Density**

No suburban planned development may exceed a gross residential density of eight dwelling units per acre.

#### **C. Size**

No suburban planned development greater than 20 acres in size is allowed.

#### **D. Block and Cul-de-sacs**

Block perimeter and any cul-de-sac lengths shall be established as part of the approved concept plan.

#### **E. Streets**

No suburban planned development may be allowed to deviate from the applicable street types allowed in the Suburban context under Sec. 11.3, Street and Alley Standards.



## ARTICLE 7. URBAN

<b>Sec. 7.1 Urban Context.....</b>	<b>7-2</b>
7.1.1 General Character .....	7-2
7.1.2 Zoning Districts.....	7-2
7.1.3 Building Type and Dimensions.....	7-2
7.1.4 Streets, Alley, and Block Patterns.....	7-2
7.1.5 Parking and Mobility Options .....	7-2
<b>Sec. 7.2 Allowed Building Types .....</b>	<b>7-3</b>
7.2.1 Single-Family House .....	7-4
7.2.2 Attached House .....	7-6
7.2.3 Row House.....	7-8
7.2.4 Apartment .....	7-10
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<b>Sec. 7.3 Special Development Standards .....</b>	<b>7-22</b>
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### CROSS-REFERENCE GUIDE

<b>Rules For Building Types</b>	<b>ARTICLE 9</b>
<b>Uses Provisions</b>	<b>ARTICLE 10</b>
<b>Subdivision Standards</b>	<b>ARTICLE 11</b>
Blocks and Cul-de-sacs	Sec. 11.2
Street and Alley Standards	Sec. 11.3
Utilities	Sec. 11.4
<b>Development Standards</b>	<b>ARTICLE 12</b>
Parking	Sec. 12.1
Access Management	Sec. 12.2
Landscaping	Sec. 12.3
Outdoor Lighting	[Reserved]
Outdoor Storage and Display	[Reserved]
Signs	[Reserved]
<b>Administration</b>	<b>ARTICLE 13</b>
<b>Definitions</b>	<b>ARTICLE 14</b>



## SEC. 7.1 URBAN CONTEXT

### 7.1.1 General Character

The Urban context consists of a medium-density development with both residential and commercial uses typically located within a city or town. Residential buildings may include both single family detached and multifamily attached types such as row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be mixed use. There is moderate pedestrian, bike and transit activity.

### 7.1.2 Zoning Districts

The Urban context allows for a wide variety of residential, mixed use, and commercial districts at urban intensities. Special purpose districts include Community (U-CD), Heavy Industrial (U-IH) and Planned Development (U-PD).

### 7.1.3 Building Type and Dimensions

Residential and commercial buildings are between one to three stories in height. Residential buildings are close to the street with small-scale yards defined either by low fences or hedges. Commercial buildings typically have either build-to requirements with parking at the rear and side of the building or front setbacks deep enough to allow for a mix of landscaping and limited

parking. Building coverage of the lot is relatively high for both residential and commercial uses.








### 7.1.4 Streets, Alley, and Block Patterns

Streets and rights-of-way are mid-sized in width. A regular pattern of walkable blocks are framed by a rectilinear grid of streets. Alleys and service drives are consistently present. Blocks include sidewalks, street trees, on-street and surface parking, and limited landscaping in the minimal front setbacks. Residential and commercial access is typically via an alley or shared service drive to a surface parking lot.

### 7.1.5 Parking and Mobility Options

Parking is provided on-street and on surface lots. Limited surface parking is permitted between the building and the street but primarily located to the side and rear of buildings. In street design, equal priority is given to pedestrians, bicyclists, and automobiles. There is access to multiple modes of transportation and frequent pedestrian activity.

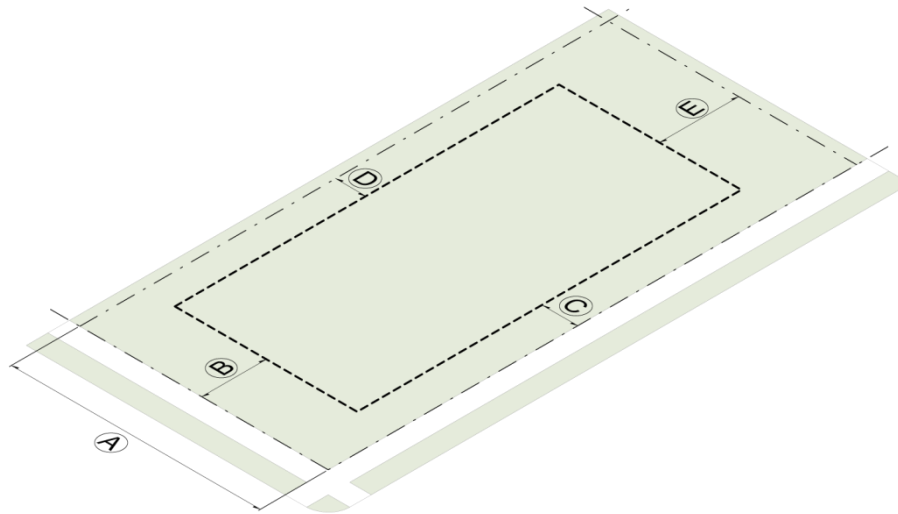
## SEC. 7.2 ALLOWED BUILDING TYPES

									
URBAN	Single-Family House	Attached House	Row House	Apartment	General	Shopfront	Workshop	Civic	Open Lot
<b>Residential Districts</b>									
Single-Family-6 (U-RS-6)	■	□						■	■
Single-Family-3 (U-RS-3)	■	■						■	■
Multifamily-3 (U-RM-3)	■	■	■	■				■	■
<b>Mixed Use Districts</b>									
Mixed Use-3 (U-MX-3)			■	■	■	■		■	■
Mixed Use-5 (U-MX-5)			■	■	■	■		■	■
Main Street-3 (U-MS-3)						■		■	■
Main Street-5 (U-MS-5)						■		■	■
<b>Commercial Districts</b>									
Light Industrial (U-IL)					■		■	■	■
<b>Special Purpose Districts</b>									
Community (U-CD)								■	■
Heavy Industrial (U-IH)							■	■	■
Planned Development (U-PD)	*	*	*	*	*	*	*	*	*

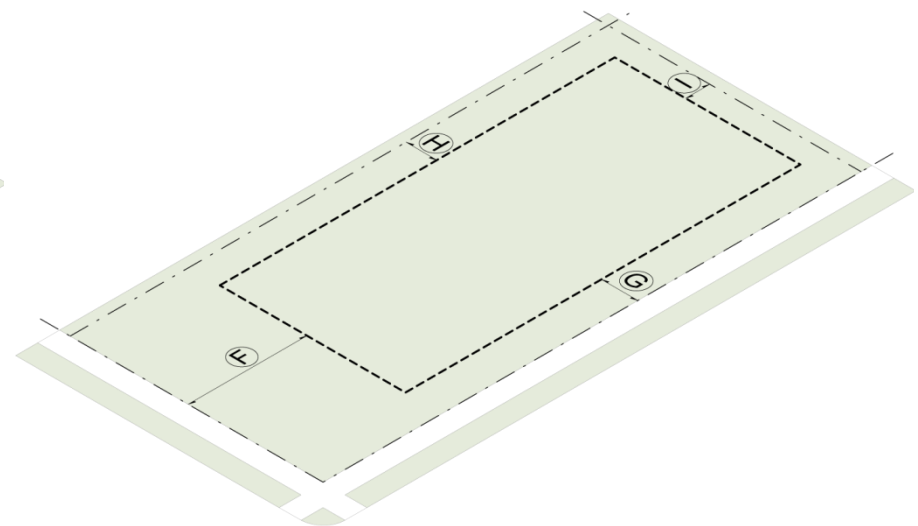
**KEY:** ■ Allowed by right □ Allowed by special use permit \* May be allowed by the Police Jury as part of an approved concept plan Blank cell = Not allowed

### 7.2.1 Single-Family House

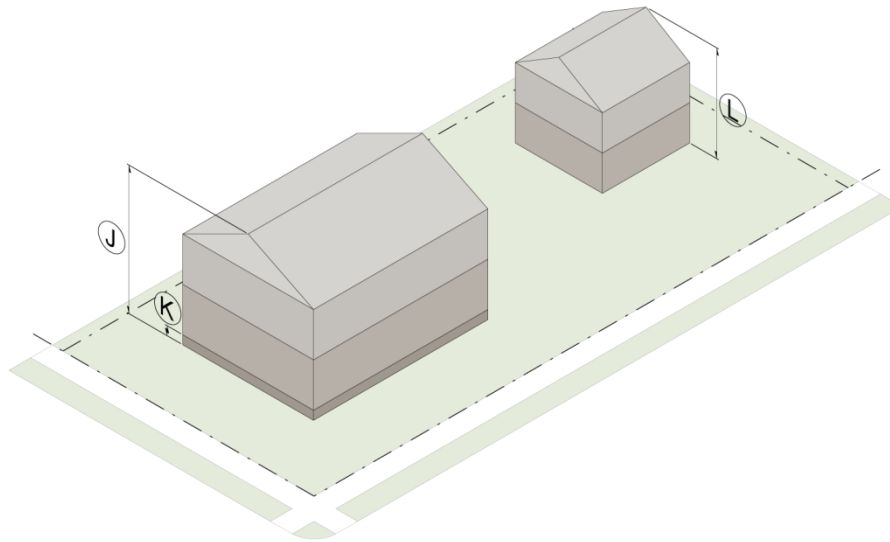
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



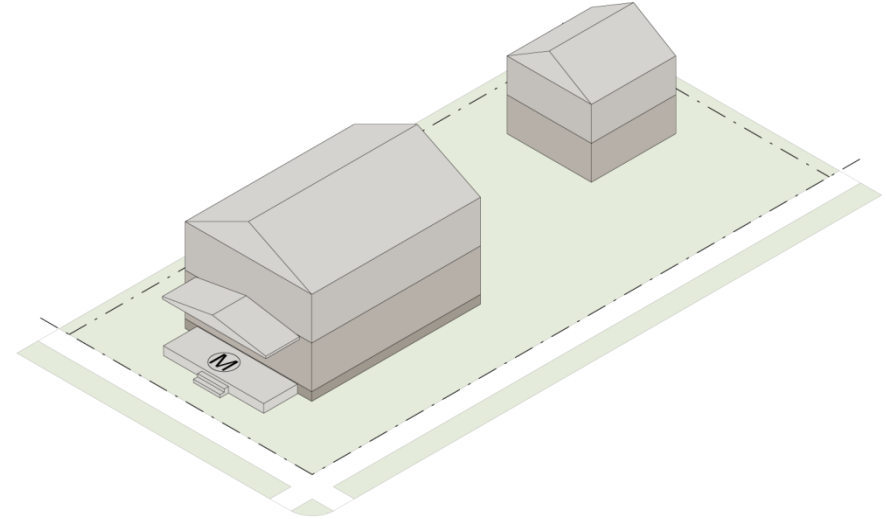
	U-RS-6	U-RS-3	U-RM-3
<b>Lot</b>			
Area (min square feet)	6,000	3,000	2,500
Building coverage (max)	45%	70%	75%
(A) Width (min)	45'	30'	25'
<b>Principal Structure Setbacks</b>			
(B) Front (min)	20'	10'	10'
(C) Side, street (min)	5'	3'	3'
(D) Side, interior (min)	20'	15'	15'
(E) Rear (min)	3' or 20'	3' or 15'	3' or 15'



	U-RS-6	U-RS-3	U-RM-3
<b>Accessory Structure Setbacks</b>			
(F) Behind front façade of principal structure (min)	10'	15'	15'
(G) Side, street (min)	10'	8'	6'
(H) Side, interior (min)	5'	3'	3'
(I) Rear, common lot line (min)	5'	5'	5'
(J) Rear, alley (min)	3' or 20'	3' or 15'	3' or 15'



	U-RS-6	U-RS-3	U-RM-3
<b>Principal Structure Height</b>			
ⓐ Stories (max)	2	2	3
ⓑ Feet (max)	35'	35'	45'
ⓒ Ground story elevation (min)	18"	18"	18"
<b>Accessory Structure Height</b>			
ⓓ Stories (max)	2	2	2
ⓔ Feet (max)	30'	30'	30'

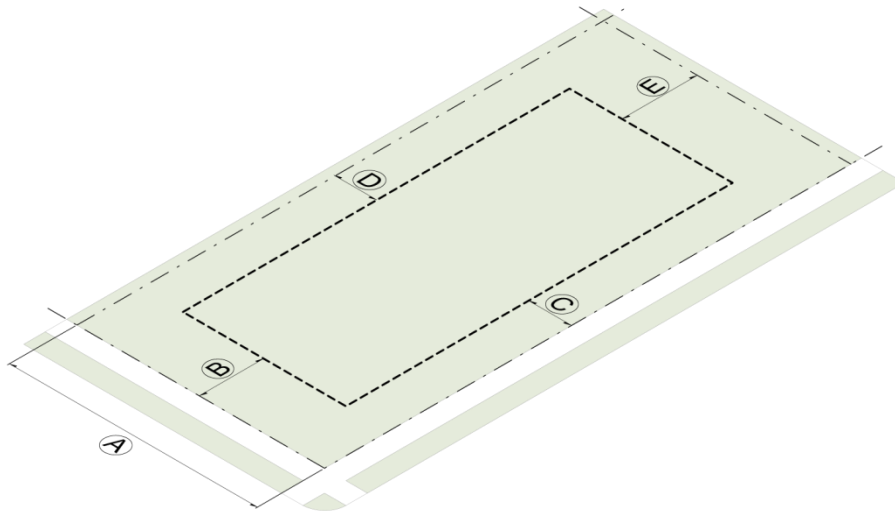


	U-RS-6	U-RS-3	U-RM-3
<b>Building Entrance</b>			
Ⓜ Street facing entrance required	yes	yes	yes
<b>Building Elements Allowed*</b>			
Gallery, awning			
Double gallery			
Porch, stoop	■	■	■
Balcony	■	■	■

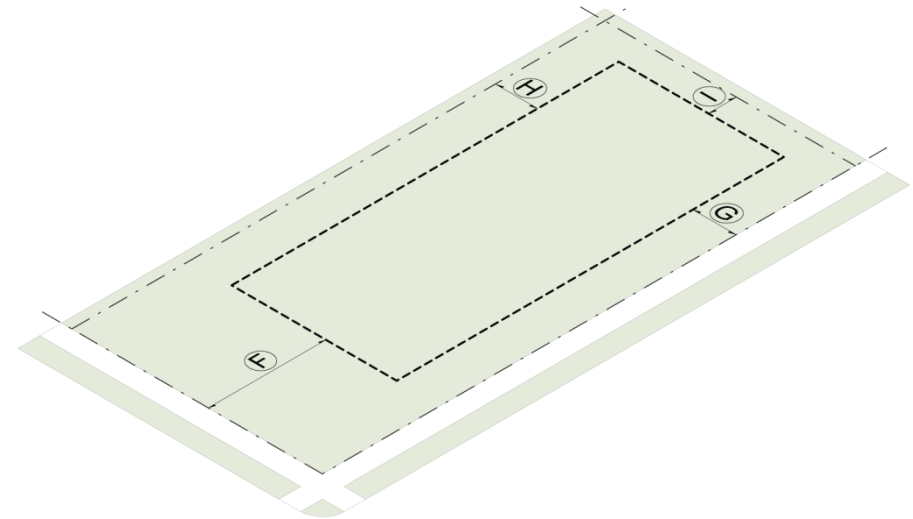
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 7.2.2 Attached House

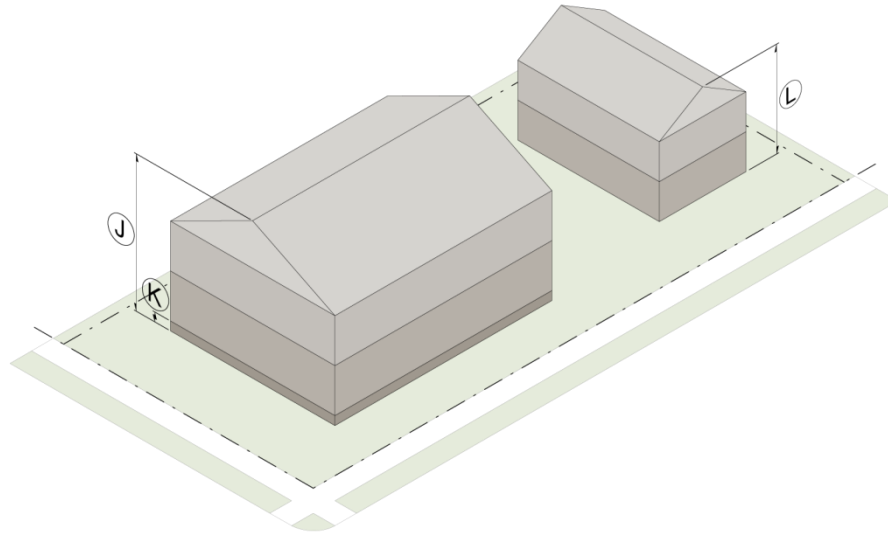
A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



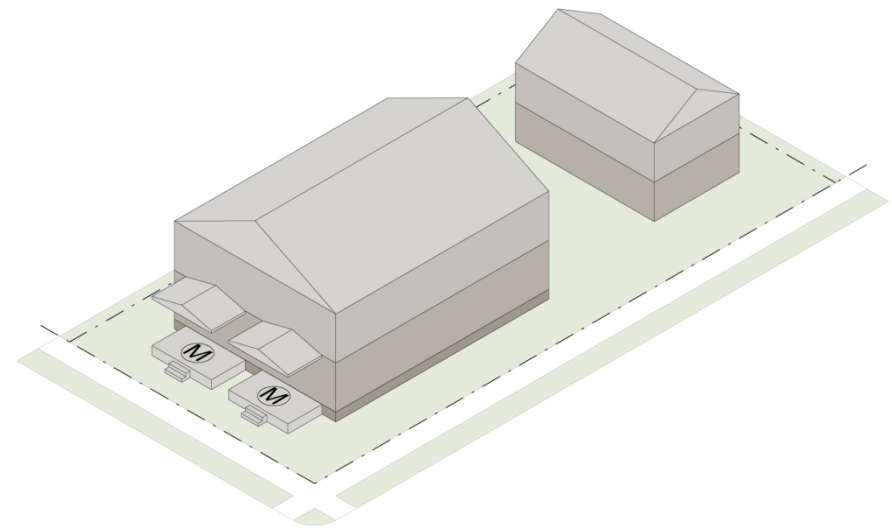
	U-RS-6	U-RS-3	U-RM-3
<b>Lot</b>			
Area (min square feet)	8,000	5,000	5,000
Building coverage (max)	55%	60%	60%
(A) Width (min)	45'	40'	40'
<b>Principal Structure Setbacks</b>			
(B) Front (min)	20'	15'	15'
(C) Side, street (min)	10'	10'	10'
(D) Side, interior (min)	5'	5'	5'
(E) Rear (min)	20'	15'	15'



	U-RS-6	U-RS-3	U-RM-3
<b>Accessory Structure Setbacks</b>			
(F) Behind front façade of principal structure (min)	10'	15'	15'
(G) Side, street (min)	10'	8'	6'
(H) Side, interior (min)	5'	3'	3'
(I) Rear, common lot line (min)	5'	5'	5'
(J) Rear, alley (min)	3' or 20'	3' or 15'	3' or 15'



	U-RS-6	U-RS-3	U-RM-3
<b>Principal Structure Height</b>			
ⓐ Stories (max)	2	2	3
ⓐ Feet (max)	35'	35'	45'
Ⓚ Ground story elevation (min)	18"	18"	18"
<b>Accessory Structure Height</b>			
Ⓛ Stories (max)	2	2	2
Ⓛ Feet (max)	30'	30'	30'

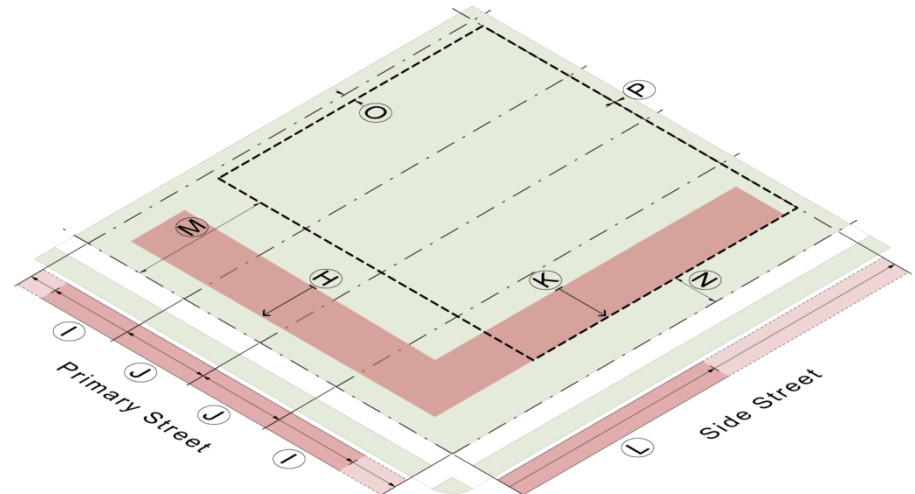
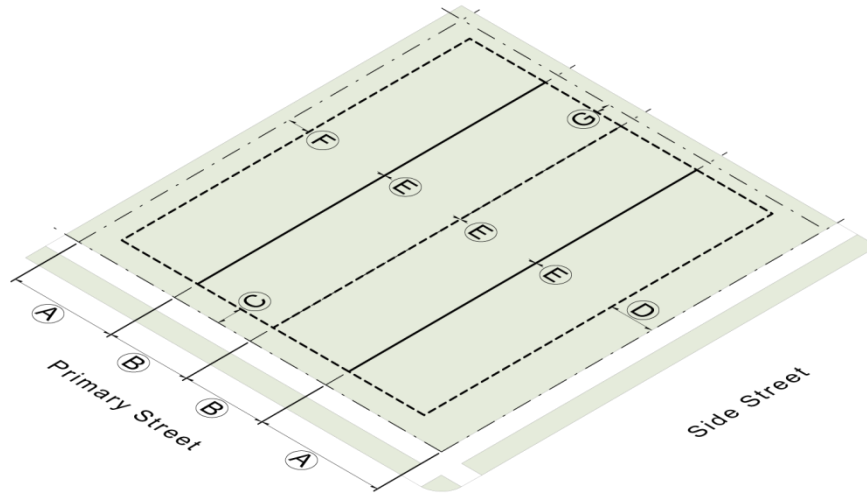


	U-RS-6	U-RS-3	U-RM-3
<b>Building Entrance</b>			
Ⓜ Street facing entrance required	yes	yes	yes
<b>Building Elements Allowed*</b>			
Gallery, awning			
Double gallery			
Porch, stoop	■	■	■
Balcony	■	■	■

\*See Sec. 9.4, Building Elements, for specific building element requirements

### 7.2.3 Row House

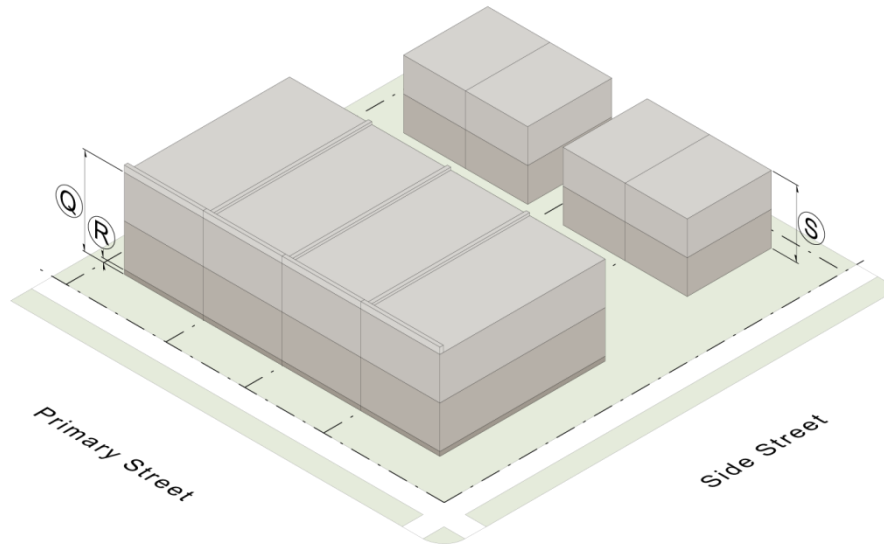
A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



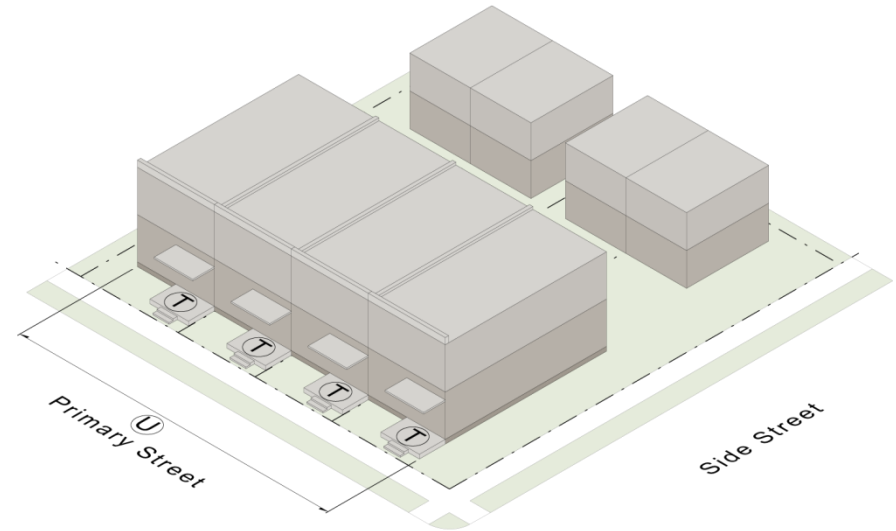
	U-RM-3 U-MX-3	U-MX-5
<b>Lot</b>		
Area (min square feet)	1,400	1,400
Building coverage (max)	80%	85%
(A) Width, end lot (min)	24'	24'
(B) Width, interior lot (min)	18'	18'
<b>Structure Setbacks</b>		
(C) Primary street (min)	5'	5'
(D) Side street (min)	10'	10'
(E) Side interior, interior lot (min)	0'	0'
(F) Side interior, end lot (min)	0' or 10'	0' or 10'
(G) Rear, common lot line (min)	10'	10'
(G) Rear, alley (min)	3' or 15'	3' or 15'

	U-RM-3 U-MX-3	U-MX-5
<b>Build-to Area</b>		
(H) Primary street build-to area (min/max)	5' / 15'	5' / 15'
(I) Building façade in primary street build-to area (min % of lot width)	75%	75%
(J) Building façade in primary street build-to area, interior lot (min % of lot width)	100%	100%
(K) Side street build-to area (min/max)	10' / 20'	10' / 20'
(L) Building façade in side street build-to area (min % of lot width)	50%	50%
<b>Parking Setbacks</b>		
(M) Primary street setback (min)	40'	40'
(N) Side street setback (min)	10'	10'
(O) Setback abutting a RS- district (min)	5'	5'
(O) Setback abutting any other district (min)	0' or 5'	0' or 5'
(P) Setback abutting alley (min)	0'	0'





	U-RM-3 U-MX-3	U-MX-5
<b>Principal Structure Height</b>		
Ⓚ Stories (max)	3	4
Ⓚ Feet (max)	45'	55'
Ⓜ Ground story elevation (min)	18"	18"
<b>Accessory Structure Height</b>		
Ⓢ Stories (max)	2	2
Ⓢ Feet (max)	30'	30'

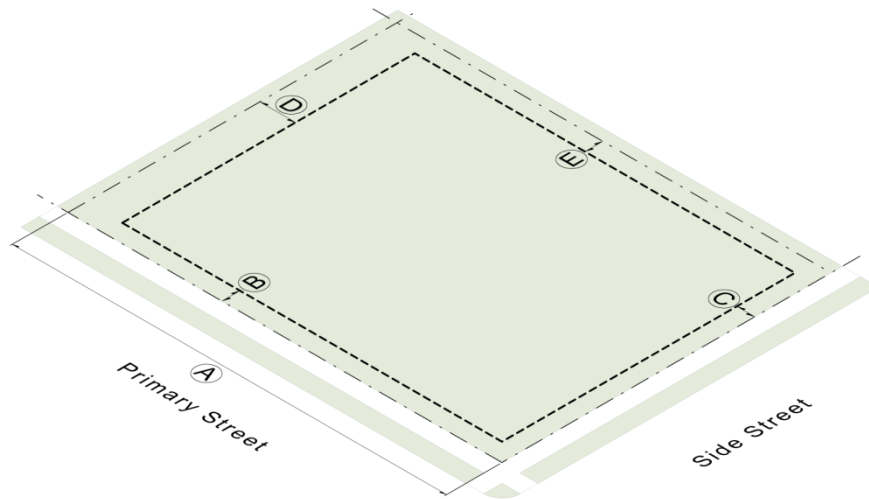


	U-RM-3 U-MX-3	U-MX-5
<b>Building Entrance</b>		
Ⓣ Street facing entrance required	yes	yes
<b>Building Mass</b>		
Ⓤ Building length (max)	200'	250'
<b>Building Elements Allowed*</b>		
Gallery, awning		
Double gallery		
Porch, stoop	■	■
Balcony	■	■

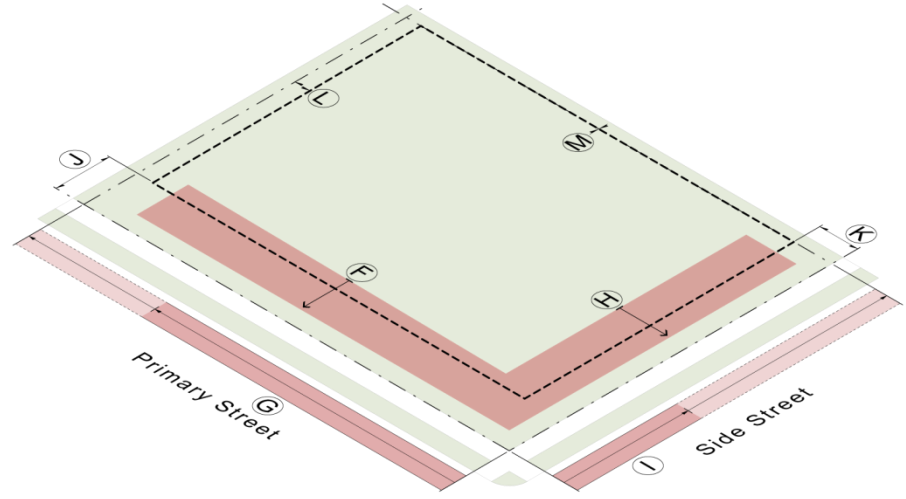
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 7.2.4 Apartment

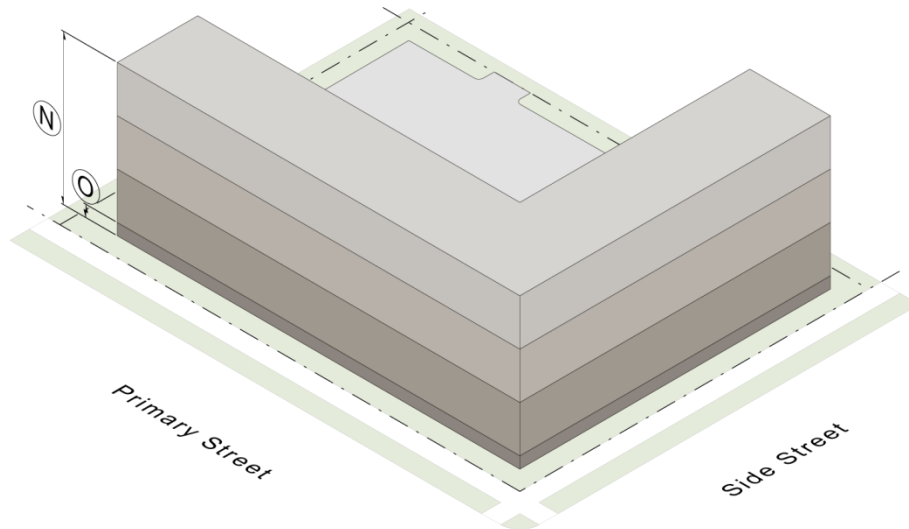
A building type containing five or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



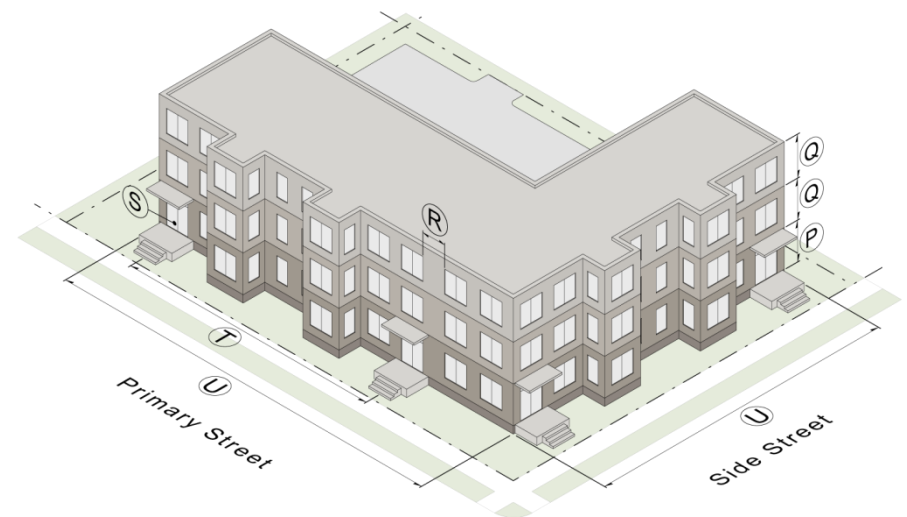
	U-RM-3	U-MX-3	U-MX-5
<b>Lot</b>			
Area (min square feet)	15,000	10,000	8,000
Building coverage (max)	65%	75%	75%
<b>Structure Setbacks</b>			
(A) Width (min)	75'	55'	50'
(B) Primary street (min)	15'	5'	5'
(C) Side street (min)	5'	5'	5'
(D) Setback abutting a RS- district (min)	20'	30'	50'
(D) Setback abutting any other district (min)	15'	0' or 10'	0' or 10'
(E) Setback abutting alley (min)	5'	5'	5'



	U-RM-3	U-MX-3	U-MX-5
<b>Build-to Area</b>			
(F) Primary street build-to area (min/max)	15' / 25'	5' / 15'	5' / 15'
(G) Building façade in primary street build-to area (min % of lot width)	65%	75%	75%
(H) Side street build-to area (min/max)	15' / 25'	5' / 15'	5' / 15'
(I) Building façade in side street build-to area (min % of lot width)	30%	40%	50%
<b>Parking Setbacks</b>			
(J) Primary street setback (min)	25'	15'	15'
(K) Side street setback (min)	10'	10'	10'
(L) Setback abutting a RS- district (min)	20'	20'	20'
(L) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(M) Setback abutting alley (min)	0'	0'	0'



	U-RM-3	U-MX-3	U-MX-5
<b>Height</b>			
Ⓝ Stories (max)	3	3	5
Ⓝ Feet (max)	45'	45'	65'
Ⓞ Ground story elevation (min)	18"	18"	18"

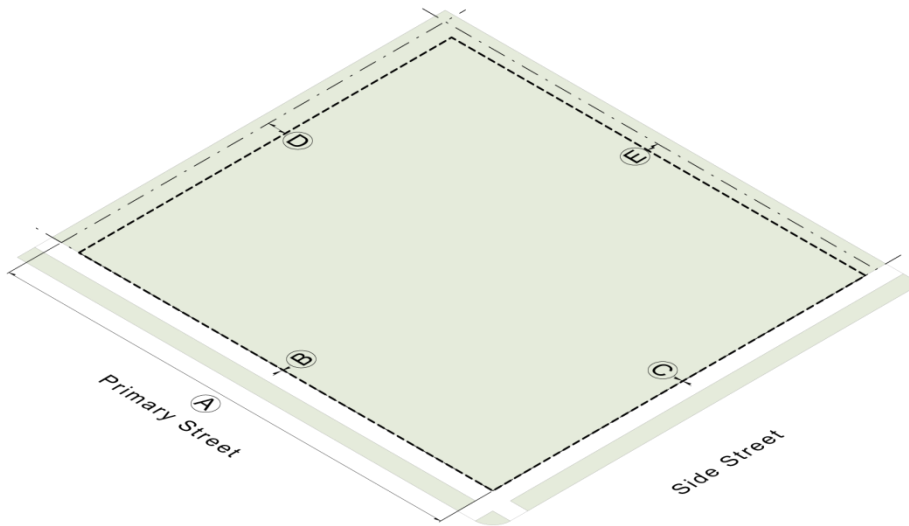


	U-RM-3	U-MX-3	U-MX-5
<b>Transparency</b>			
Ⓟ Ground story (min)	40%	40%	40%
Ⓠ Upper story (min)	20%	30%	30%
Ⓡ Blank wall area (max)	30'	30'	30'
<b>Building Entrance</b>			
Ⓢ Street facing entrance required	yes	yes	yes
Ⓣ Entrance spacing	100'	100'	100'
<b>Building Mass</b>			
Ⓤ Building length (max)	150'	200'	225'
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop	■	■	■
Balcony	■	■	■

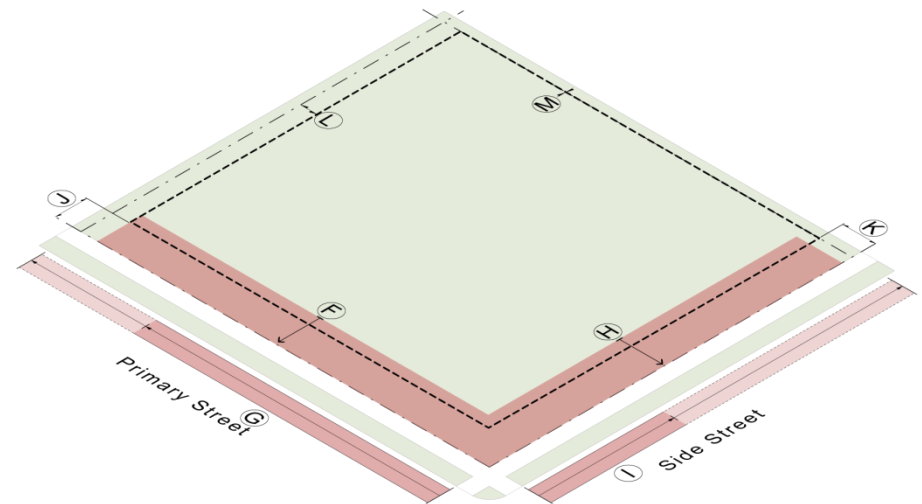
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 7.2.5 General

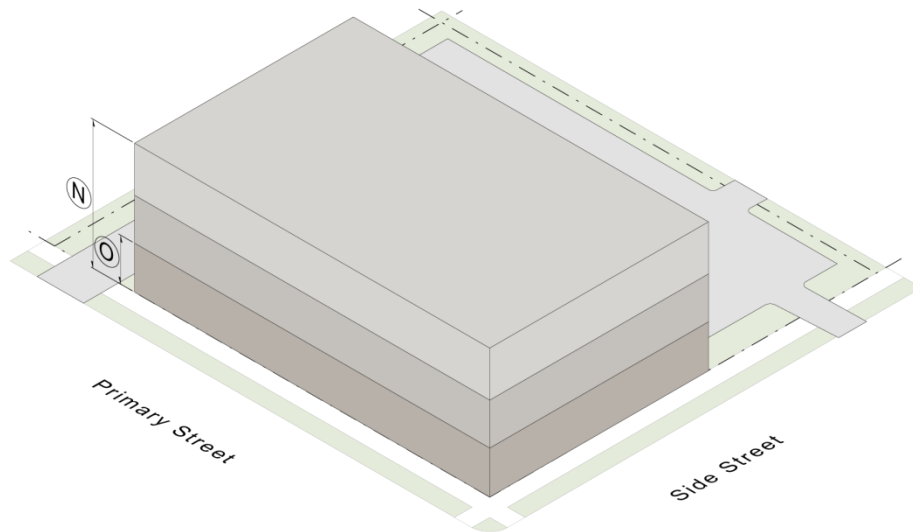
A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



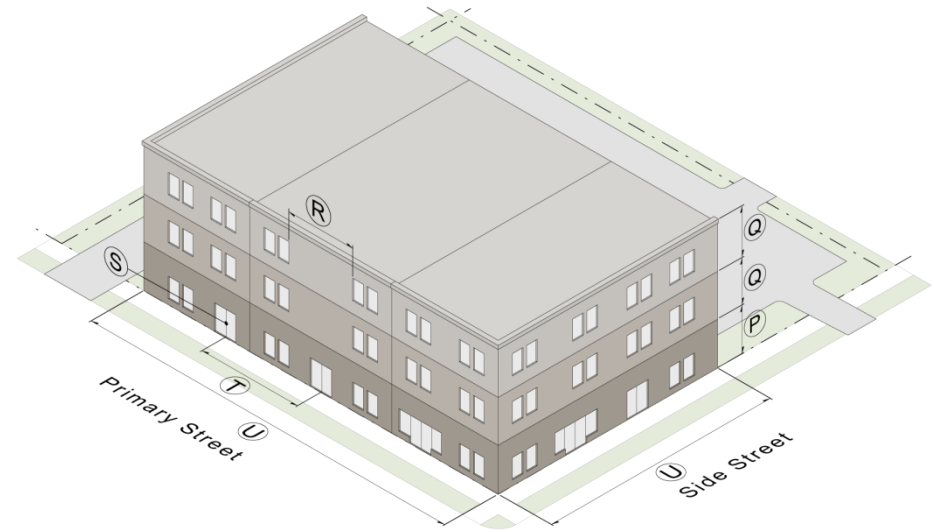
	U-MX-3	U-MX-5	U-IL
<b>Lot</b>			
Area (min square feet)	6,500	6,500	6,500
Building coverage (max)	70%	70%	70%
(A) Width (min)	65'	65'	65'
<b>Structure Setbacks</b>			
(B) Primary street (min)	0'	0'	0'
(C) Side street (min)	0'	0'	0'
(D) Setback abutting a RS- district (min)	15'	15'	20'
(D) Setback abutting any other district (min)	0' or 5'	0' or 5'	10'
(E) Setback abutting alley (min)	5'	5'	5'



	U-MX-3	U-MX-5	U-IL
<b>Build-to Area</b>			
(F) Primary street build-to area (min/max)	0' / 15'	0' / 15'	0' / 80'
(G) Building façade in primary street build-to area (min % of lot width)	65%	65%	60%
(H) Side street build-to area (min/max)	0' / 15'	0' / 15'	0' / 80'
(I) Building façade in side street build-to area (min % of lot width)	30%	30%	30%
<b>Parking Setbacks</b>			
(J) Primary street setback (min)	15'	15'	10'
(K) Side street setback (min)	5'	5'	5'
(L) Setback abutting a RS- district (min)	10'	10'	10'
(L) Setback abutting any other district (min)	0' or 5'	0' or 5'	10'
(M) Setback abutting alley (min)	0'	0'	0'



	U-MX-3	U-MX-5	U-IL
<b>Height</b>			
(N) Stories (max)	3	5	3
(N) Feet (max)	45'	65'	45'
(O) Ground story elevation (min)	12'	12'	12'

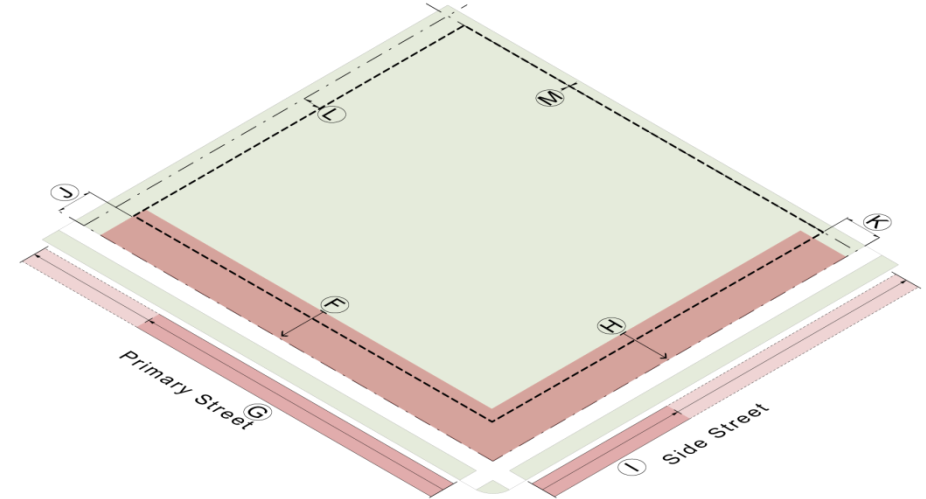
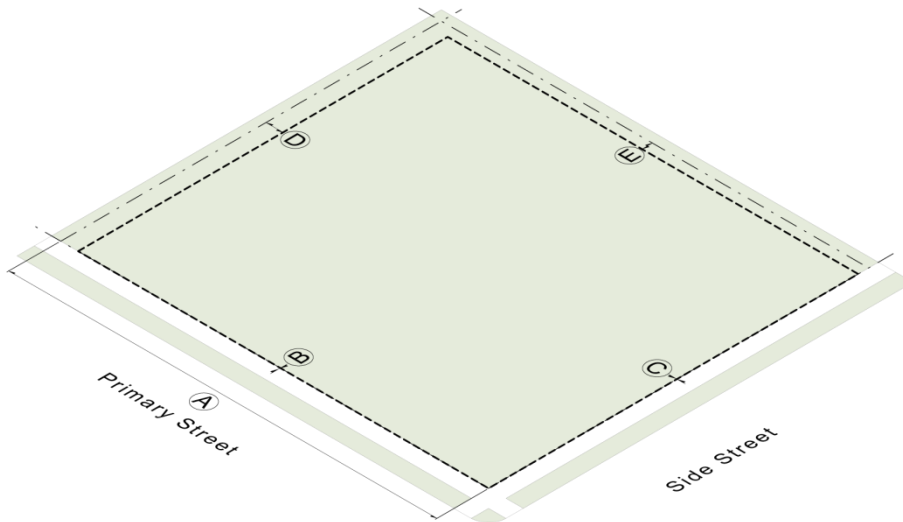


	U-MX-3	U-MX-5	U-IL
<b>Transparency</b>			
(P) Ground story (min)	55%	55%	40%
(Q) Upper story (min)	20%	20%	20%
(R) Blank wall area (max)	30'	50'	50'
<b>Building Entrance</b>			
(S) Street facing entrance required	yes	yes	yes
(T) Entrance spacing	100'	100'	100'
<b>Building Mass</b>			
(U) Building length (max)	125'	200'	300'
<b>Building Elements Allowed*</b>			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop			
Balcony	■	■	■

\*See Sec. 9.4, Building Elements, for specific building element requirements

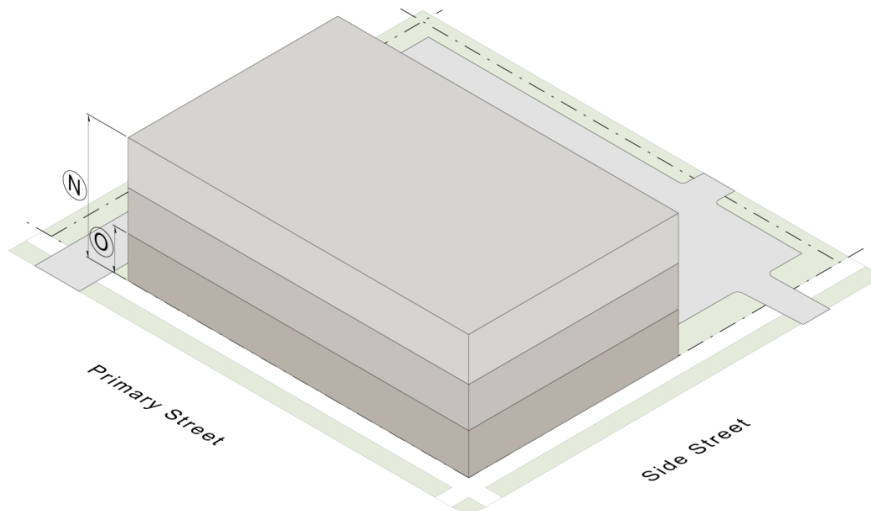
## 7.2.6 Shopfront

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

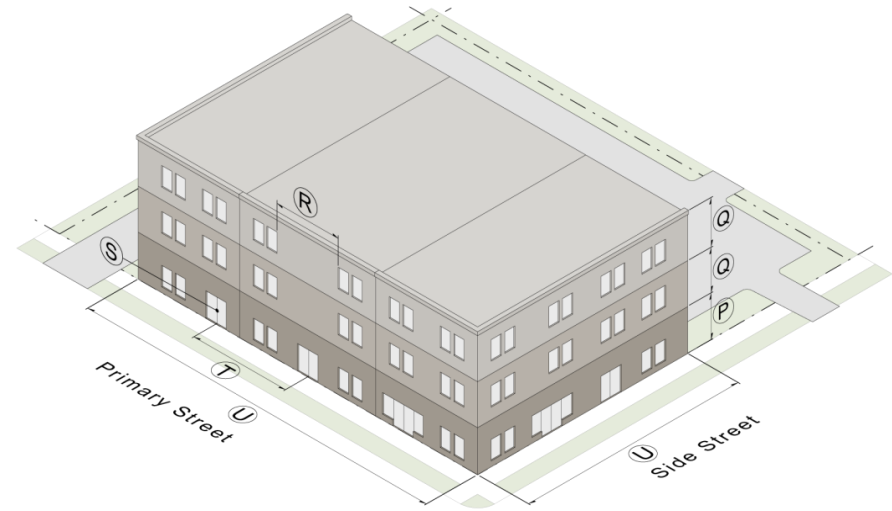


	U-MX-3	U-MX-5	U-MS-3	U-MS-5
<b>Lot</b>				
Area (min square feet)	6,500	6,500	3,500	3,500
Building coverage (max)	75%	75%	85%	85%
(A) Width (min)	65'	65'	25'	25'
<b>Structure Setbacks</b>				
(B) Primary street (min)	0'	0'	0'	0'
(C) Side street (min)	0'	0'	0'	0'
(D) Setback abutting a RS- district (min)	10'	10'	15'	20'
(D) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'	0' or 5'
(E) Setback abutting alley (min)	5'	5'	5'	5'

	U-MX-3	U-MX-5	U-MS-3	U-MS-5
<b>Build-to Area</b>				
(F) Primary street build-to area (min/max)	0' / 15'	0' / 15'	0' / 5'	0' / 80'
(G) Building façade in primary street build-to area (min % of lot width)	65%	65%	85%	85%
(H) Side street build-to area (min/max)	0' / 15'	0' / 15'	0' / 5'	0' / 80'
(I) Building façade in side street build-to area (min % of lot width)	30%	30%	40%	30%
<b>Parking Setbacks</b>				
(J) Primary street setback (min)	15'	15'	10'	10'
(K) Side street setback (min)	5'	5'	5'	5'
(L) Setback abutting a RS- district (min)	10'	10'	10'	10'
(L) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'	0' or 5'
(M) Setback abutting alley (min)	0'	0'	0'	0'



	U-MX-3	U-MX-5	U-MS-3	U-MS-5
<b>Height</b>				
Ⓝ Stories (max)	3	5	3	5
Ⓝ Feet (max)	45'	65'	45'	65'
Ⓞ Ground story elevation (min)	12'	12'	12'	12'

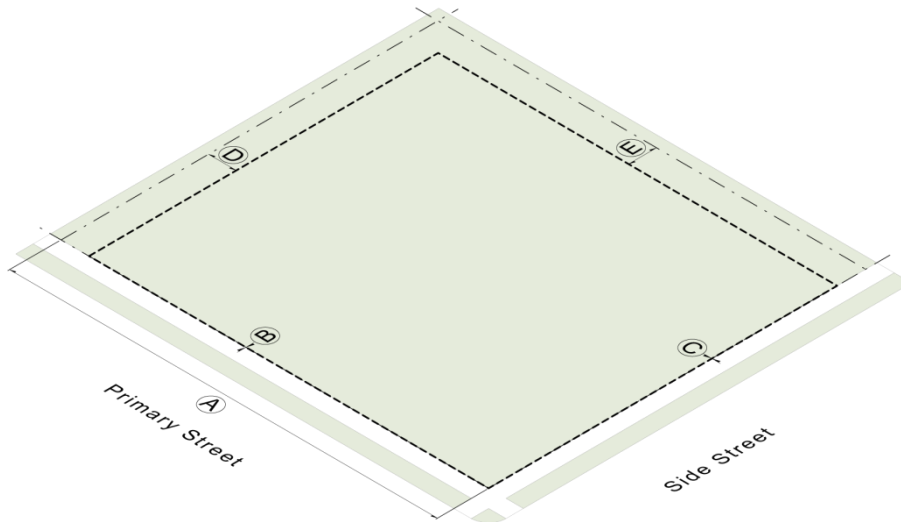


	U-MX-3	U-MX-5	U-MS-3	U-MS-5
<b>Transparency</b>				
Ⓟ Ground story (min)	60%	60%	65%	65%
Ⓠ Upper story (min)	30%	30%	30%	30%
Ⓡ Blank wall area (max)	30'	30'	30'	30'
<b>Building Entrance</b>				
Ⓢ Street facing entrance required	yes	yes	yes	yes
Ⓣ Entrance spacing	100'	100'	75'	175'
<b>Building Mass</b>				
Ⓤ Building length (max)	200'	200'	225'	225'
<b>Building Elements Allowed*</b>				
Gallery, awning	■	■	■	■
Double gallery	■	■	■	■
Porch, stoop				
Balcony	■	■	■	■

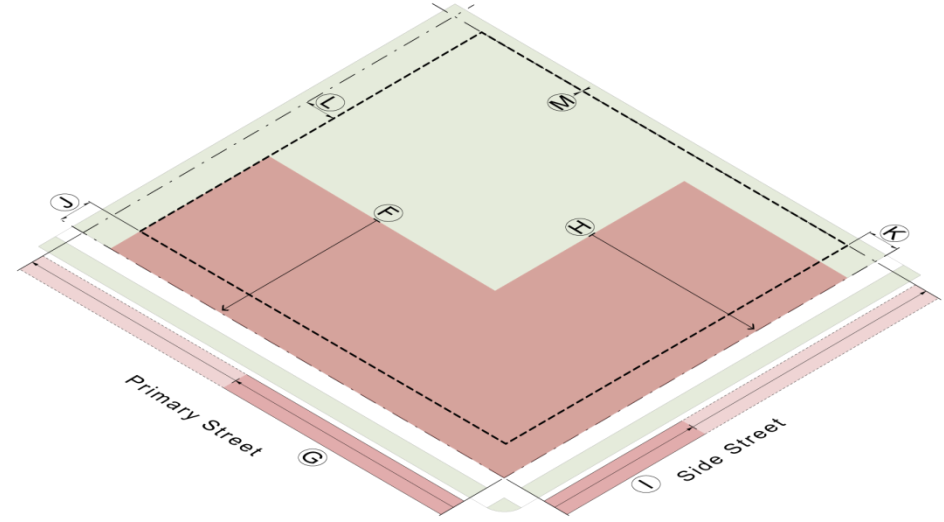
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 7.2.7 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.

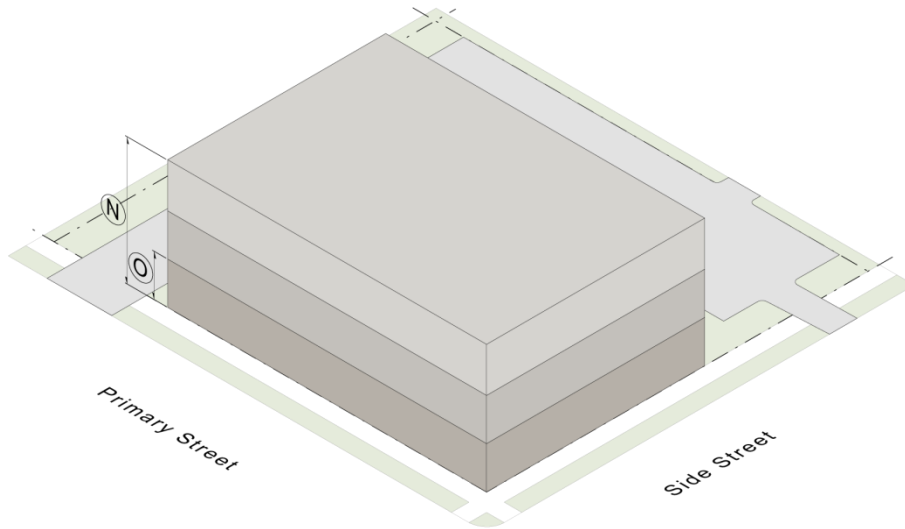


	U-IL	U-IH
<b>Lot</b>		
Area (min square feet)	15,000	22,500
Building coverage (max)	70%	70%
(A) Width (min)	75'	125'
<b>Structure Setbacks</b>		
(B) Primary street (min)	0'	15'
(C) Side street (min)	0'	0'
(D) Setback abutting a RS- district (min)	35'	35'
(D) Setback abutting any other district (min)	0' or 5'	0' or 5'
(E) Setback abutting alley (min)	5'	5'

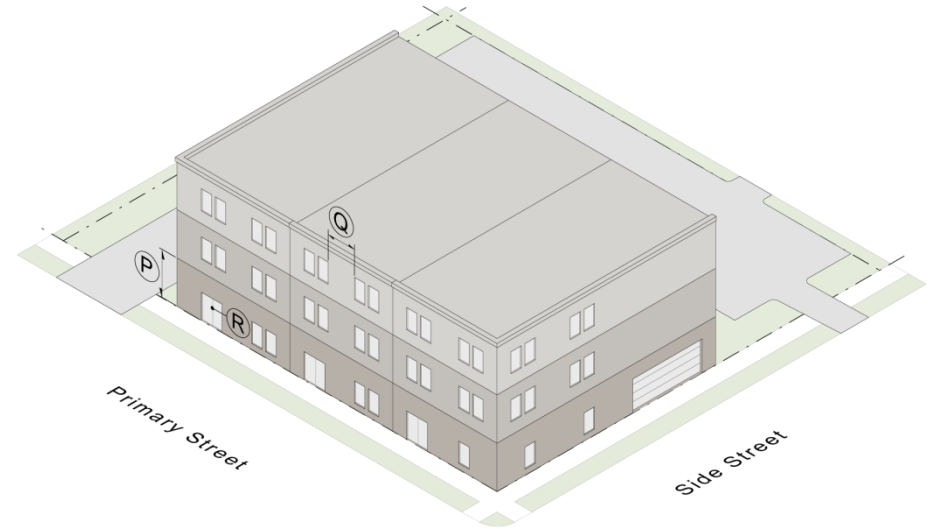


	U-IL	U-IH
<b>Build-to Area</b>		
(F) Primary street build-to area (min/max)	0' / 80'	15' / 120'
(G) Building façade in primary street build-to area (min % of lot width)	50%	50%
(H) Side street build-to area (min/max)	0' / 80'	0' / 120'
(I) Building façade in side street build-to area (min % of lot width)	30%	30%
<b>Parking Setbacks</b>		
(J) Primary street setback (min)	5'	10'
(K) Side street setback (min)	5'	5'
(L) Setback abutting a RS- district (min)	10'	10'
(L) Setback abutting any other district (min)	0' or 5'	0' or 5'
(M) Setback abutting alley (min)	0'	0'





	U-IL	U-IH
<b>Height</b>		
N Stories (max)	3	3
N Feet (max)	45'	45'
O Ground story elevation (min)	n/a	n/a

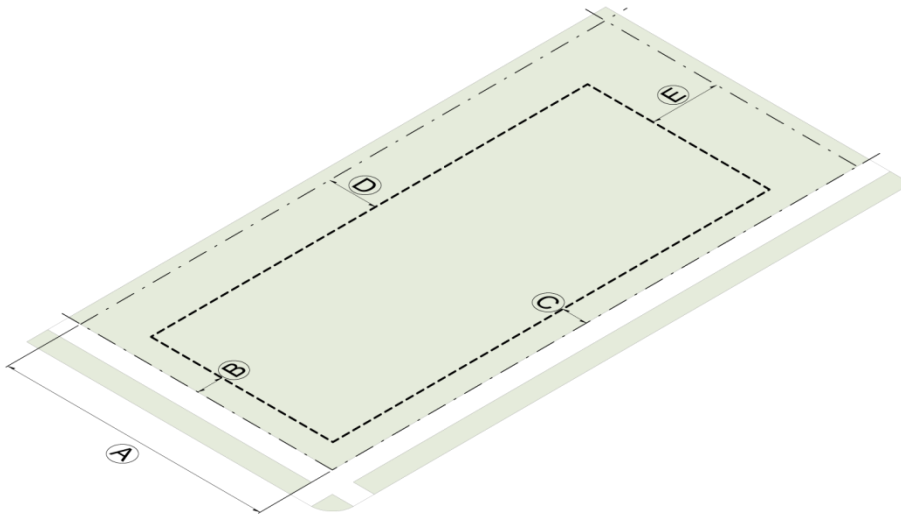


	U-IL	U-IH
<b>Transparency</b>		
P Ground story (min)	30%	25%
Q Blank wall area (max)	100'	150'
<b>Building Entrance</b>		
R Street facing entrance required	yes	no
<b>Building Elements Allowed*</b>		
Gallery, awning	■	■
Double gallery	■	■
Porch, stoop		
Balcony	■	■

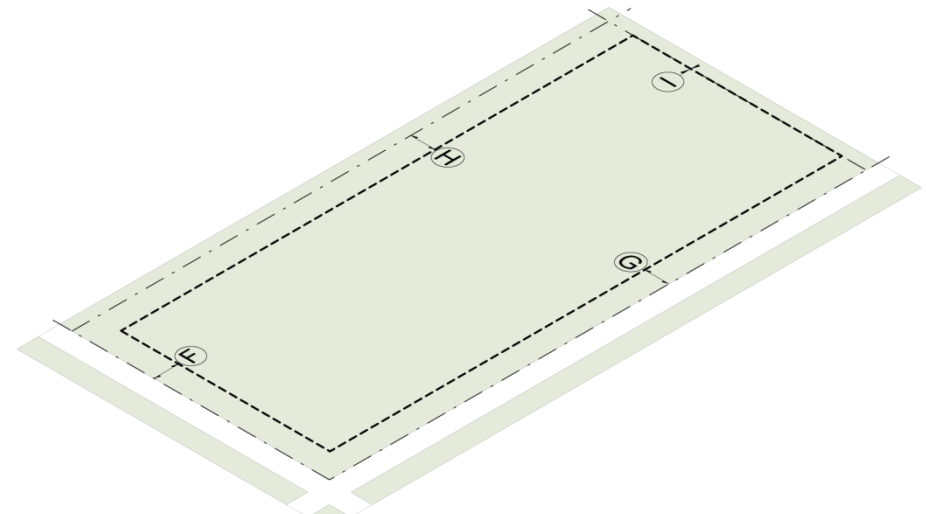
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 7.2.8 Civic

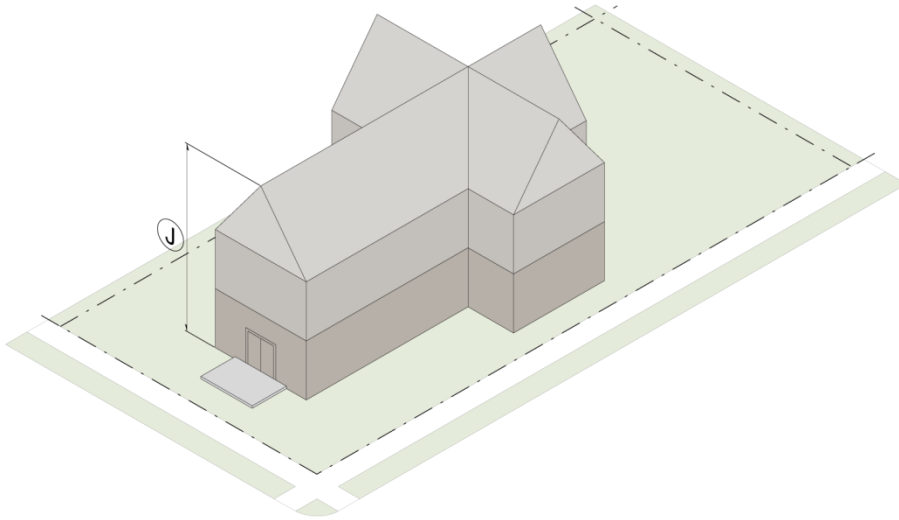
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



All Districts	
<b>Lot</b>	
Area (min square feet)	6,000
Building coverage (max)	60%
<b>A</b> Width (min)	45'
<b>Structure Setbacks</b>	
<b>B</b> Front (min)	15'
<b>C</b> Side, street (min)	15'
<b>D</b> Side, interior (min)	10'
<b>E</b> Rear (min)	15'



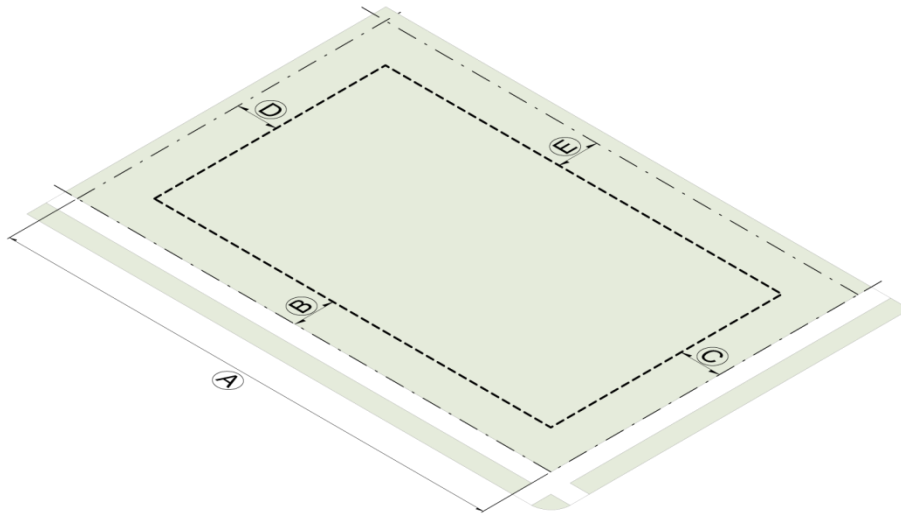
All Districts	
<b>Parking Setbacks</b>	
<b>F</b> Front (min)	15'
<b>G</b> Side, street (min)	15'
<b>H</b> Side, interior (min)	10'
<b>I</b> Rear (min)	15'



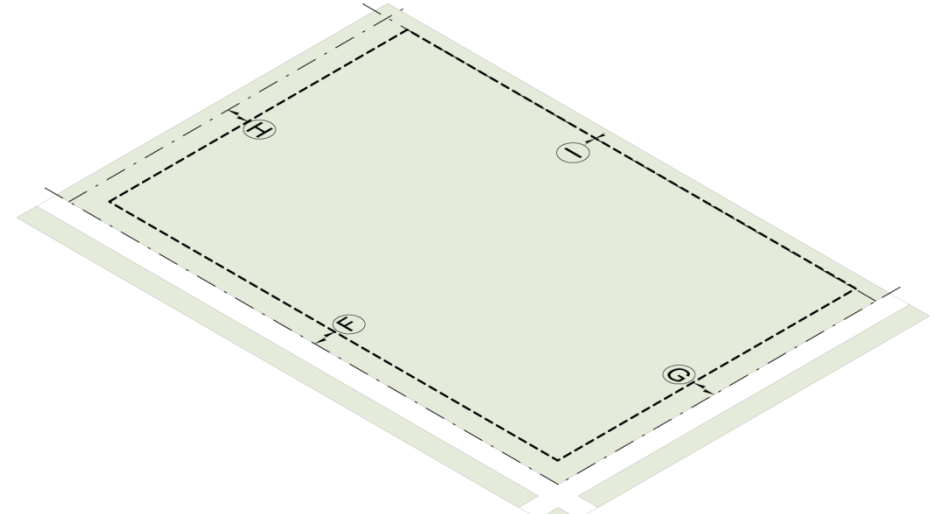
All Districts		
Height		
ⓐ	Stories (max)	3
ⓐ	Feet (max)	45'
Building Elements Allowed*		
	Gallery, awning	▪
	Double gallery	▪
	Porch, stoop	
	Balcony	▪
*See Sec. 9.4, Building Elements, for specific building element requirements		

## 7.2.9 Open Lot

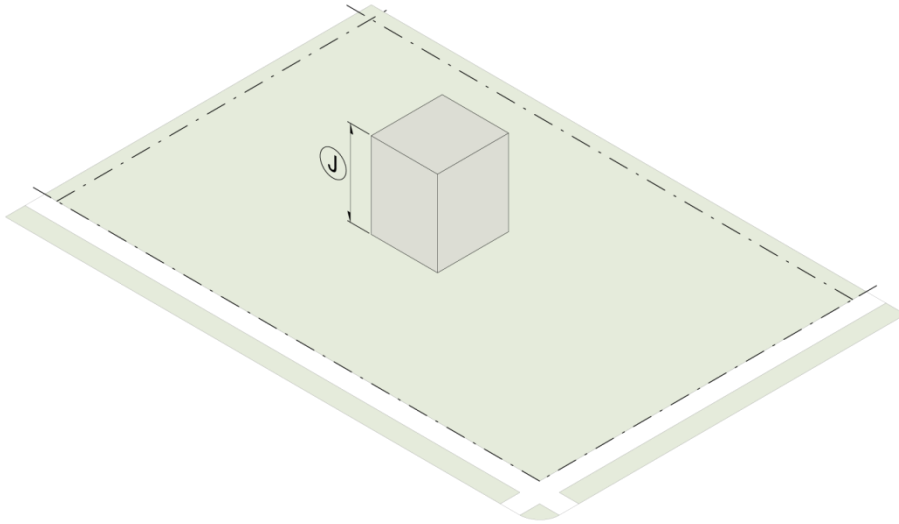
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



All Districts	
<b>Lot</b>	
Area (min square feet)	2,000
Building coverage (max)	5%
Ⓐ Width (min)	20'
<b>Structure Setbacks</b>	
Ⓑ Front (min)	10'
Ⓒ Side, street (min)	10'
Ⓓ Side, interior (min)	10'
Ⓔ Rear (min)	10'



All Districts	
<b>Parking Setbacks</b>	
Ⓕ Front (min)	10'
Ⓖ Side, street (min)	10'
Ⓗ Side, interior (min)	10'
Ⓘ Rear (min)	0'



Height		All Districts
ⓐ	Stories (max)	n/a
ⓐ	Feet (max)	35'

## **SEC. 7.3 SPECIAL DEVELOPMENT STANDARDS**

### **7.3.1 Urban Planned Development (U-PD)**

#### **A. General Provisions**

- 1.** The Police Jury may approve an urban planned development subject to the following standards and the process in 13.2.10 Planned Development (PD).
- 2.** Each application for approval of an urban planned development shall include a statement by the applicant describing:
  - a.** All requested deviations from the standards of this zoning code; and
  - b.** How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

#### **B. Size**

No urban planned development greater than ten acres in size is allowed.

#### **C. Blocks**

No urban planned development may be allowed to deviate from the applicable block perimeter for the Urban context under, Sec. 11.2 Block and Cul-de-sac Standards.

#### **D. Streets**

No urban planned development may be allowed to deviate from the applicable street types allowed in the Urban context under Sec. 11.3, Street and Alley Standards.

## ARTICLE 8. SPECIAL

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## SEC. 8.1 SPECIAL CONTEXT

### 8.1.1 General Character

The Special context consists of areas where the development types do not easily fit into other context areas. Individual land uses within this context may be civic, institutional, or industrial campuses. These uses typically have multiple buildings and take up large lots or extensive tracts of land. Certain uses such as heavy industrial should be separated from more sensitive uses. Smaller scale civic, institutional and industrial uses may be embedded in other context areas and should not be considered Special Context.

### 8.1.2 Zoning Districts

The Special context allows for two types of large scale districts: the community (SP-CD) district addresses civic and institutional type areas, while the heavy industrial (SP-IH) district addresses major industry areas. The Special context also allows for the establishment of planned industrial development (SP-PID) which allows greater flexibility in industrial developments in exchange for increased protection of surrounding land uses.

### 8.1.3 Building Type and Dimensions

Buildings may be between one to three stories in height. Buildings may be pulled up to the street but are often set back far from the street. Lot coverage will be variable.

### 8.1.4 Street, Alley and Block Patterns

Uses within the Special context typically have larger blocks and a loose network of wide connected streets. Uses typically take vehicular access from the street.

### 8.1.5 Parking and Mobility Options

Parking may be provided on-street and in large surface lots. Civic and institutional uses may have structured parking as well. Civic and institutional may also have access to transit.



## SEC. 8.2 ALLOWED BUILDING TYPES



General



Shopfront



Workshop



Civic



Open Lot

### SPECIAL

#### Special Purpose Districts

Community (SP-CD)

Heavy Industrial (SP-IH)

Planned Industrial Development (SP-PID)



\*

\*



\*



\*

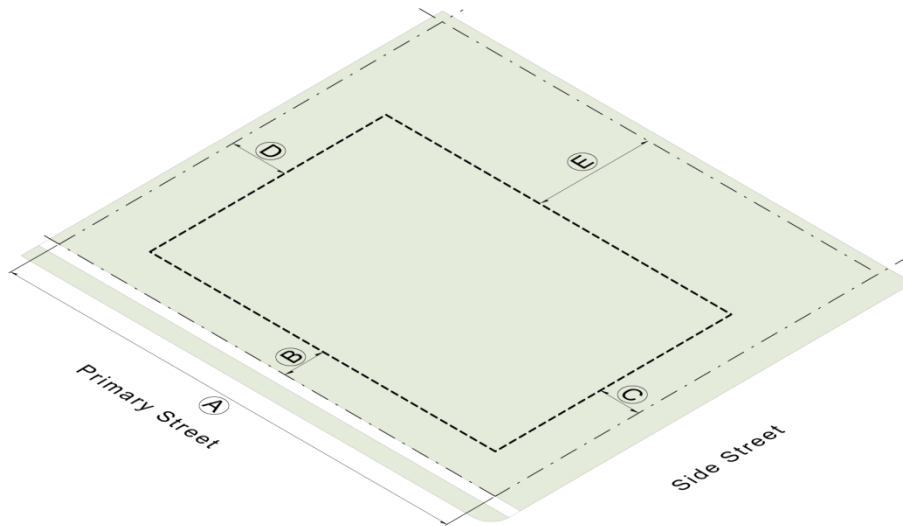


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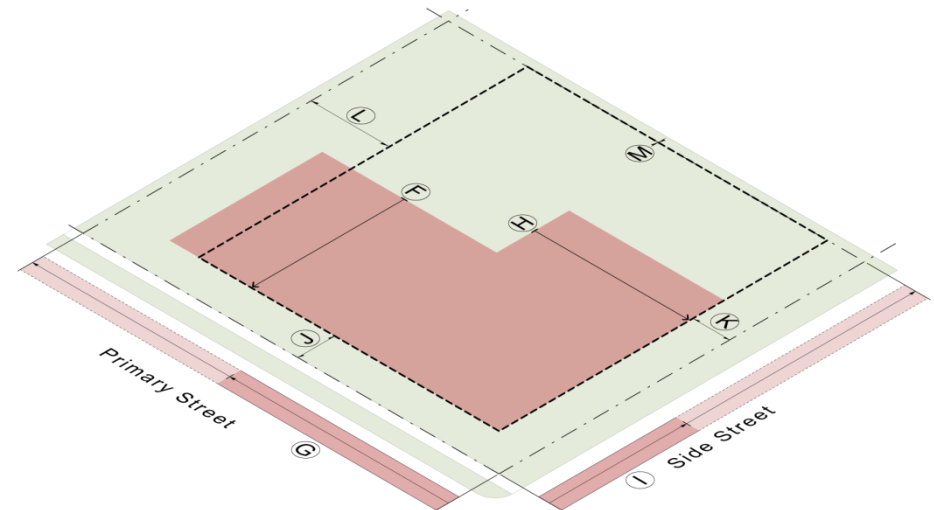
**KEY:** ■ Allowed by right    Blank cell = Not allowed    \* May be allowed by the Police Jury as part of an approved concept plan

### 8.2.1 General

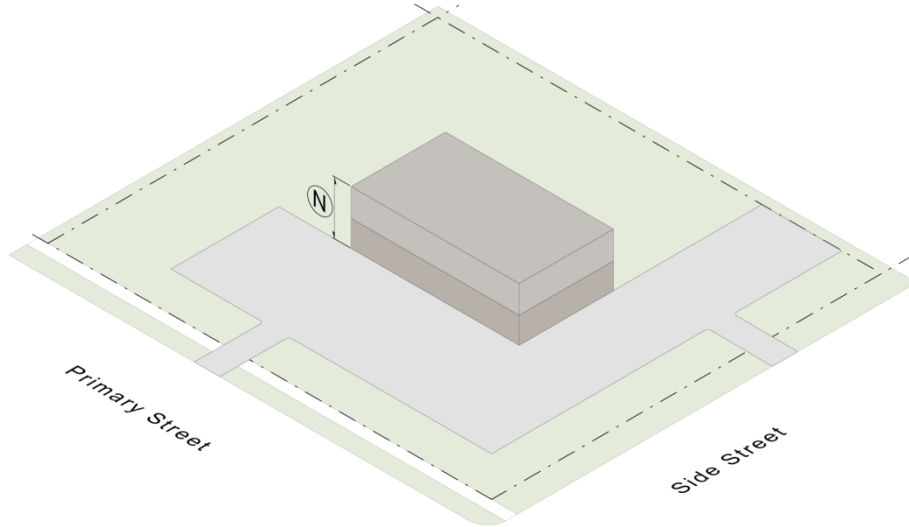
A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



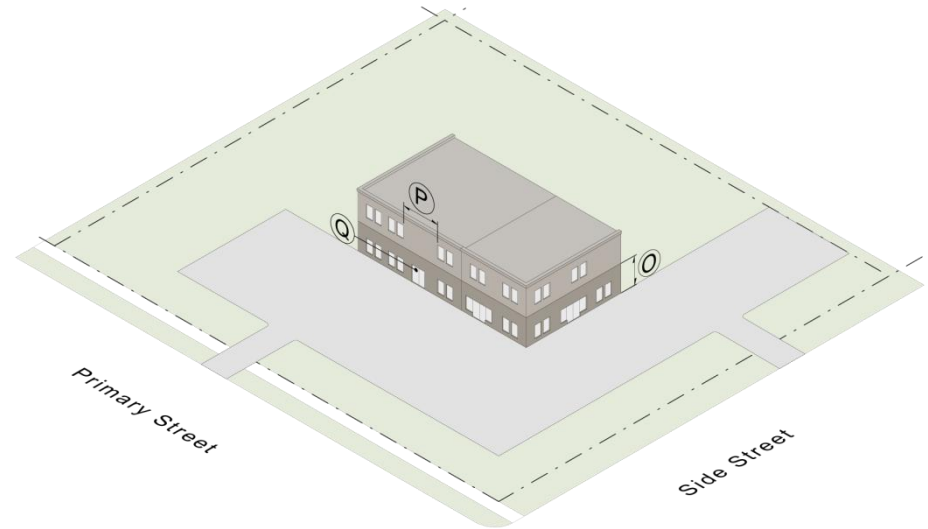
SP-IH	
Lot	
Area (min square feet)	7,500
Building coverage (max)	65%
(A) Width (min)	75'
Structure Setbacks	
(B) Primary street (min)	15'
(C) Side street (min)	15'
(D) Side interior (min)	25'
(E) Rear (min)	60'



SP-IH	
Build-to Area	
(F) Primary street build-to area (min/max)	15' / 180'
(G) Building façade in primary street build-to area (min % of lot width)	50%
(H) Side street build-to area (min/max)	15' / 180'
(I) Building façade in side street build-to area (min % of lot width)	30%
Parking Setbacks	
(J) Primary street setback (min)	15'
(K) Side street setback (min)	15'
(L) Setback abutting another lot (min)	40'
(M) Rear (min)	15'



SP-IH	
Height	
Ⓝ Stories (max)	3
Ⓝ Feet (max)	45'

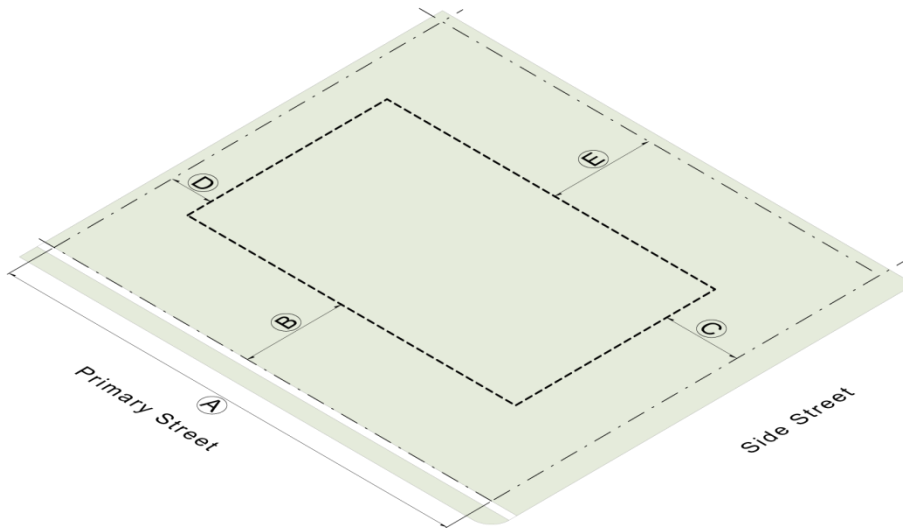


SP-IH	
Transparency	
⓪ Ground story (min)	30%
Ⓟ Blank wall area (max)	75'
Building Entrance	
Ⓠ Street facing entrance required	yes
Building Elements Allowed*	
Gallery, awning	■
Double gallery	■
Porch, stoop	
Balcony	■

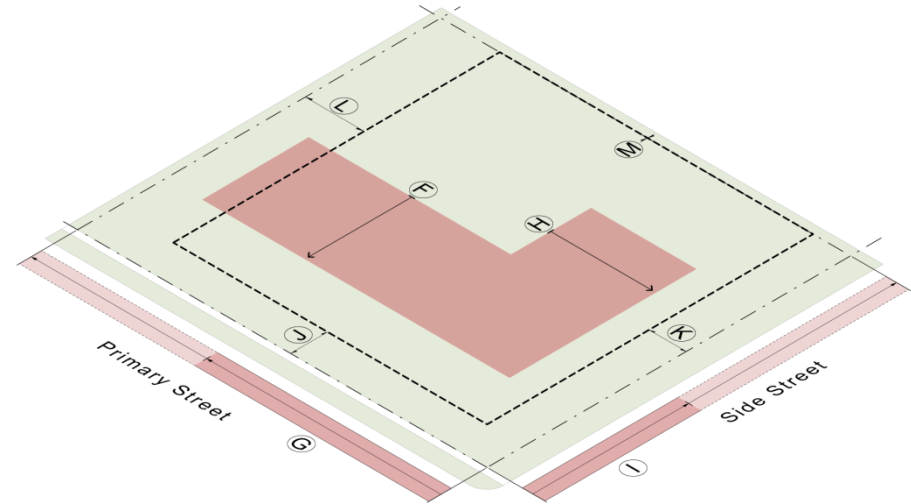
\*See Sec. 9.4, Building Elements, for specific building element requirements

## 8.2.2 Workshop

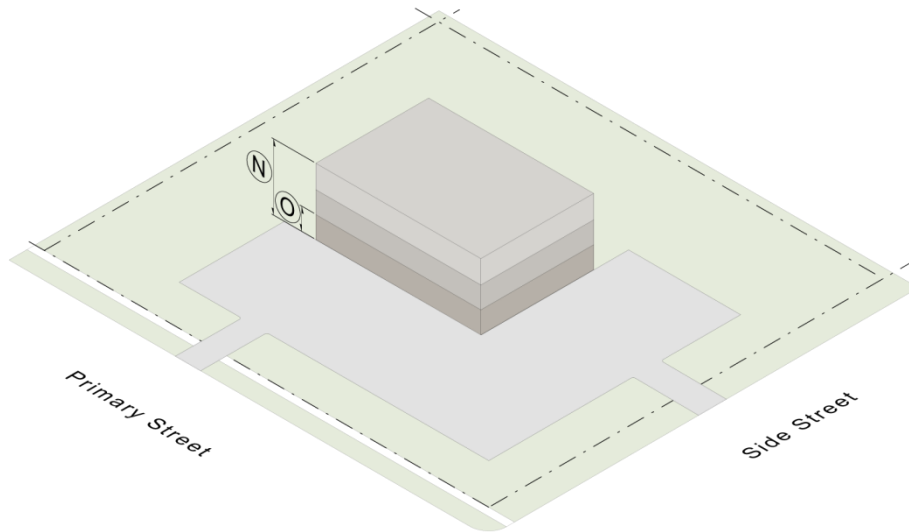
A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



SP-IH	
Lot	
Area (min acres)	2
Building coverage (max)	60%
(A) Width (min)	200'
Structure Setbacks	
(B) Primary street (min)	60'
(C) Side street (min)	45'
(D) Side interior (min)	25'
(E) Rear (min)	60'

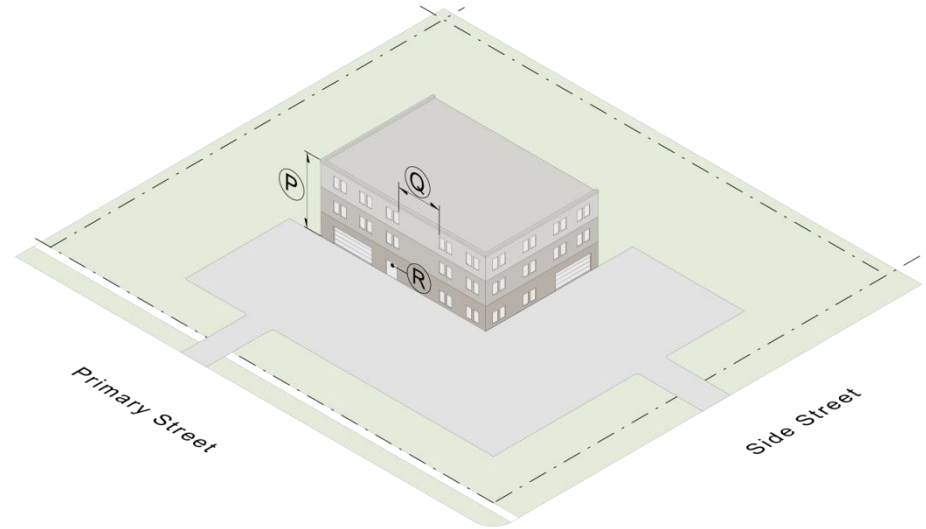


SP-IH	
Build-to Area	
(F) Primary street build-to area (min/max)	60' / 180'
(G) Building façade in primary street build-to area (min % of lot width)	50%
(H) Side street build-to area (min/max)	45' / 180'
(I) Building façade in side street build-to area (min % of lot width)	30%
Parking Setbacks	
(J) Primary street setback (min)	15'
(K) Side street setback (min)	15'
(L) Setback abutting another lot (min)	40'
(M) Setback abutting alley (min)	0'



SP-IH

Height	
N Stories (max)	5
N Feet (max)	65'
O Ground story elevation (min)	12'



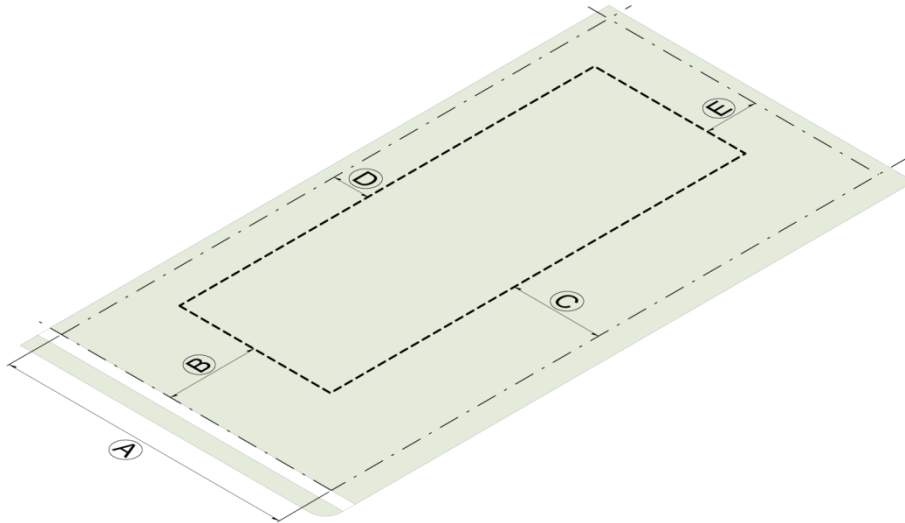
SP-IH

Transparency	
P Ground story (min)	10%
Q Blank wall area (max)	n/a
Building Entrance	
R Street facing entrance required	no
Building Elements Allowed*	
Gallery, awning	■
Double gallery	■
Porch, stoop	
Balcony	■

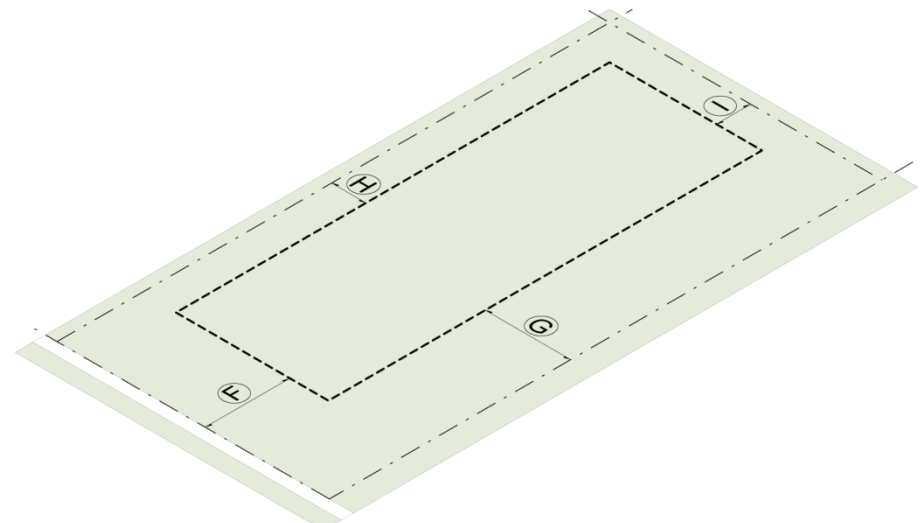
\*See Sec. 9.4, Building Elements, for specific building element requirements

### 8.2.3 Civic

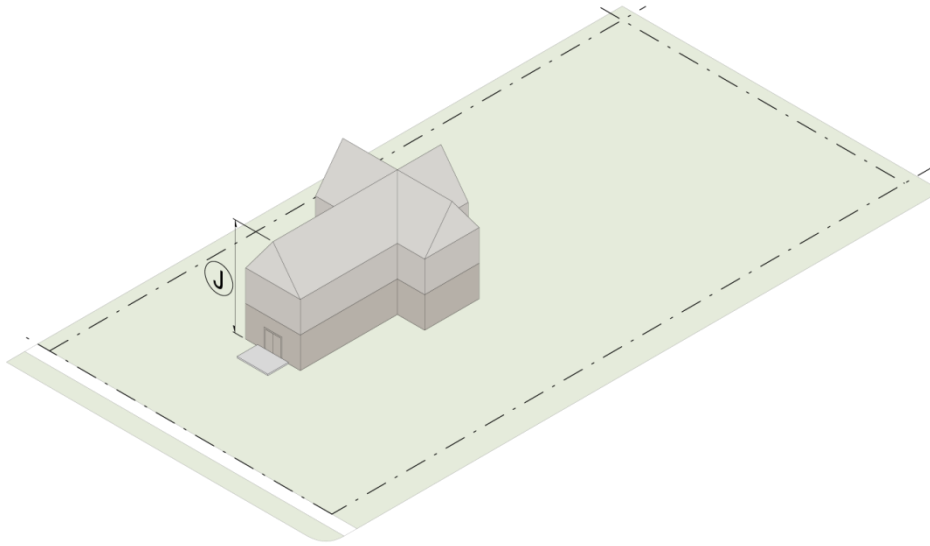
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



All Districts	
Lot	
Area (min acres)	2
Building coverage (max)	30%
Ⓐ Width (min)	200'
Structure Setbacks	
Ⓑ Front (min)	50'
Ⓒ Side, street (min)	50'
Ⓓ Side, interior (min)	30'
Ⓔ Rear (min)	50'



All Districts	
Parking Setbacks	
Ⓕ Front (min)	50'
Ⓖ Side, street (min)	50'
Ⓗ Side, interior (min)	30'
Ⓘ Rear (min)	20'

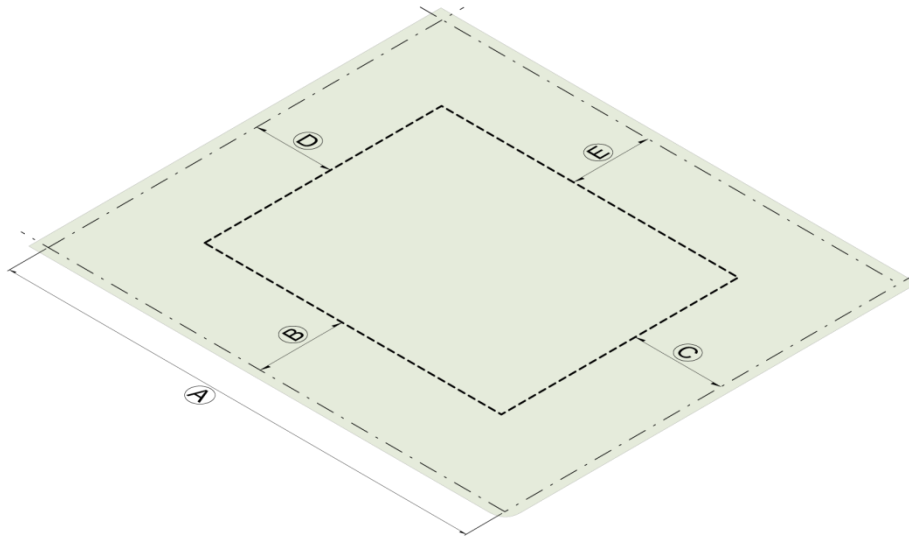


All Districts		
Building Height		
ⓐ	Stories (max)	3
ⓐ	Feet (max)	45'
Building Elements Allowed*		
	Gallery, awning	▪
	Double gallery	▪
	Porch, stoop	▪
	Balcony	▪

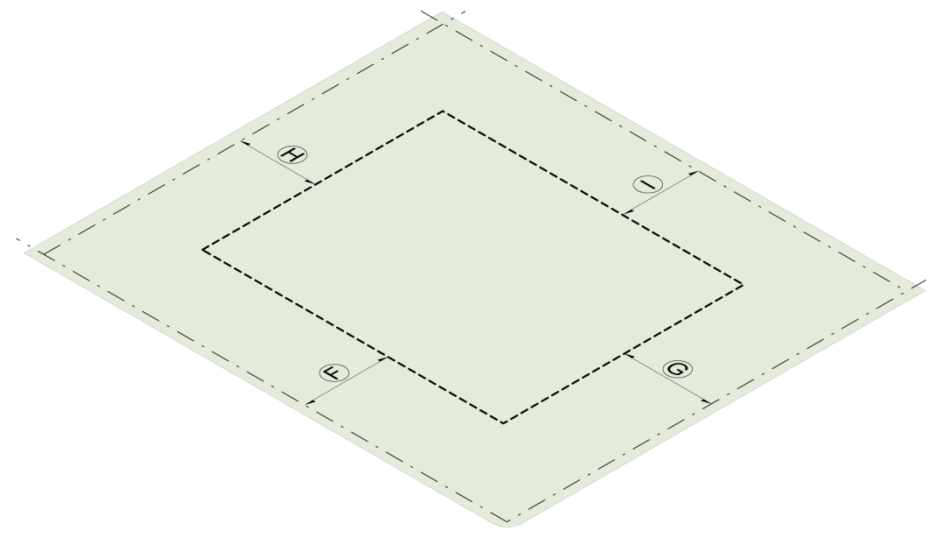
\*See Sec. 9.4, Building Elements, for specific building element requirements

### 8.2.4 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.

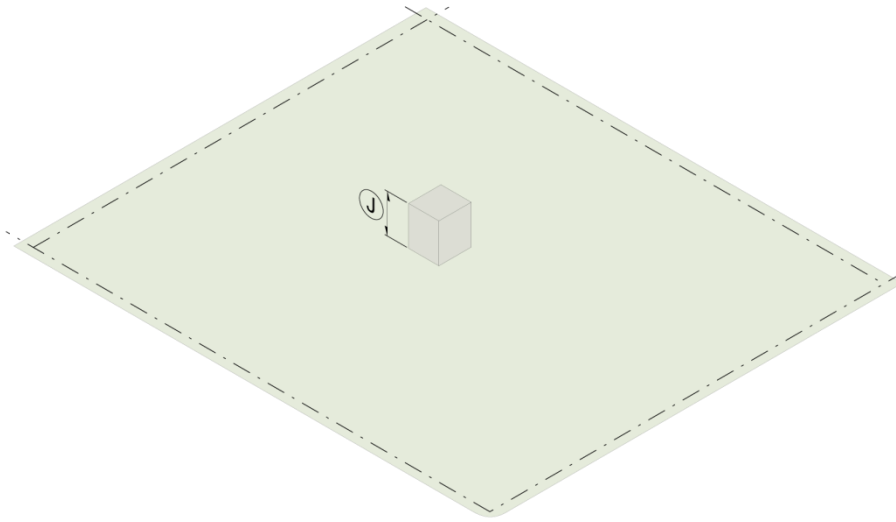


All Districts	
<b>Lot</b>	
Area (min square feet)	2,000
Building coverage (max)	2%
Ⓐ Width (min)	25'
<b>Structure Setbacks</b>	
Ⓑ Front (min)	50'
Ⓒ Side, street (min)	25'
Ⓓ Side, interior (min)	25'
Ⓔ Rear (min)	50'



All Districts	
<b>Parking Setbacks</b>	
Ⓕ Front (min)	50'
Ⓖ Side, street (min)	25'
Ⓗ Side, interior (min)	25'
Ⓘ Rear (min)	50'





Building Height		All Districts
ⓐ	Stories (max)	n/a
ⓑ	Feet (max)	45'

## SEC. 8.3 SPECIAL DEVELOPMENT STANDARDS

### 8.3.1 Planned Industrial Development (SP-PID)

#### A. General Provisions

1. The Police Jury may approve a planned industrial development subject to the following standards and process in o, Planned Industrial Development (PID). The special planned industrial development is intended to facilitate the use of innovative techniques of industrial development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
  - a. Reducing or eliminating the inflexibility that may results from strict application of building type standards and permitted uses; and
  - b. Promoting quality site design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses.
2. Each application for approval of a Special Planned Industrial Development shall include a statement by the applicant describing:
  - a. How the proposed industrial development departs from the otherwise applicable standards of this development ordinance; and
  - b. How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

#### B. Minimum Size

No special planned industrial development less than 10 acres in size is allowed.

#### C. Streets

Required street cross-sections shall be established as part of the approved concept plan.

#### D. Site Buffers

When needed to mitigate the impact on planned or existing adjacent land uses, the Police Jury may require that an additional landscape buffer be installed around the property.

#### E. Permitted Deviations

Unless otherwise expressly approved by the Police Jury as part of the approved rezoning and concept plan, all planned industrial developments shall be subject to all applicable standards of this development ordinance. In order to approve modifications of otherwise applicable standards, the Police Jury must find that:

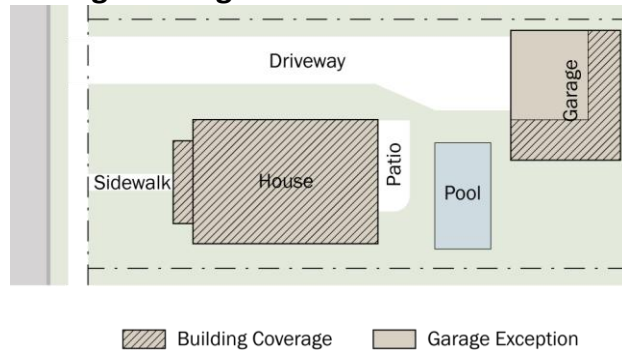
1. Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned industrial development;
2. The planned industrial development includes adequate provisions for all necessary services including but not limited to utility service, wastewater service, and emergency vehicle access.

## ARTICLE 9. RULES FOR BUILDING TYPES

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## SEC. 9.1 MEASUREMENT & EXCEPTIONS

### 9.1.1 Building Coverage



- A.** The maximum area of the lot that is permitted to be covered by buildings, including both principal structures, structured parking and roofed accessory structures.
- B.** Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, porte cochere, or roof overhangs of two feet or less.
- C.** A detached residential garage up to 450 square feet associated with a single-family house, attached house, or row house is not included the calculation of lot coverage.

### 9.1.2 Primary, Side and Service Street Designation

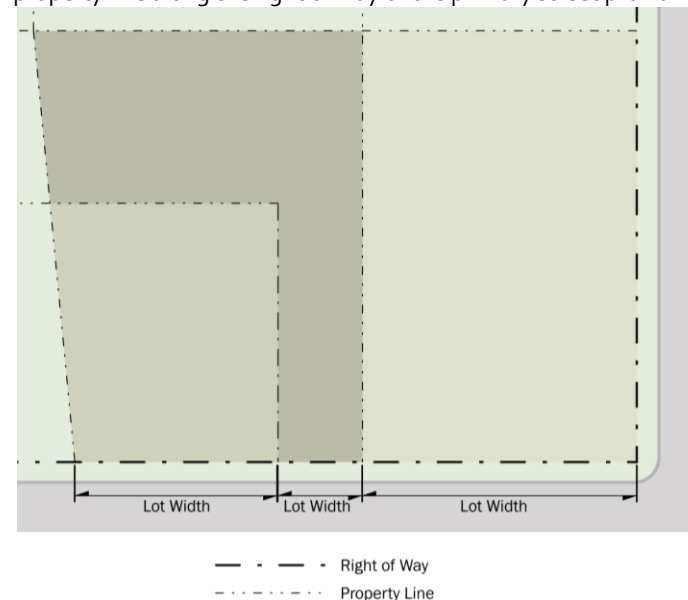
A site's primary, side and service street frontages shall be designated by the Administrator during the Site Plan Review process. See 13.2.7, Site Plan Review. In making a determination the Administrator shall consider the following standards:

- A.** When a lot abuts only one street, the street is the primary street frontage.
- B.** On corner lots, one street is a primary street frontage and the other street(s) may be a primary street or a side street frontage. In determining the one primary street frontage the Administrator shall consider the following conditions:

1. The street with the highest street classification;
  2. The established orientation of the block;
  3. The street abutting the longest face of the block;
  4. The street parallel to an alley within the block.
- C.** When a lot runs from one street to another and has a double frontage, one street may be designated a service street provided the following standards are met:
1. The applicant controls the land along an entire block face and the service street is designated from one street intersection to another street intersection only;
  2. A site with a service street must have at least two street frontages and one street frontage must be a primary street; and
  3. Only one service street frontage may be designated abutting any block.

### 9.1.3 Lot Width

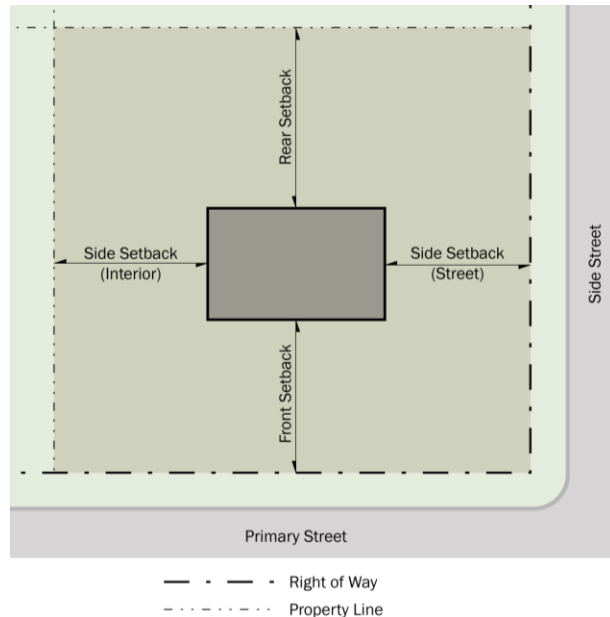
The minimum lot width of all lots shall be measured from side property line to side property line along the right of way of the primary street providing access to the lot.



### 9.1.4 Setbacks

#### A. General

1. No part of a yard or other open space required for any structure or use for the purpose of complying with the provisions of this ordinance may be included as a part of a yard or other open space similarly required for another structure or use.
2. All front, rear and side (street), and parking setbacks are measured from the edge of the right-of-way. Side setbacks (interior) are measured from the side property line. For the purposes of this ordinance only, the edge of right-of-way is presumed to be 30 feet from the street centerline.



#### B. Parking Setback

1. On-site surface parking must be located behind the parking setback line.
2. The parking setback line applies to both ground and upper stories of building.

#### C. Front Setback Area and Required Street Facade

1. The front setback area is the area of land within the minimum front setback line and the maximum front setback line.
2. The required street facade is the minimum percentage of the front building façade that must be located within the front setback area.

#### D. Encroachments

The following allowed encroachments apply to all required setbacks unless otherwise stated, so long as they do not extend into any easements. Structures below and covered by the ground may extend into any required setback.

##### 1. Building Features

- a. Chimneys, pre-fabricated chimneys, flues, or smokestacks may encroach a maximum of two feet.
- b. Building eaves or roof overhangs may extend up to two feet; provided that such extension is at least three feet from the property line, its lower edge is at least 7½ feet above the ground elevation, and it is located at least five feet from any other building or eave.
- c. Bay windows, entrances and similar features that are less than ten feet wide may extend up to 3½ feet but must remain at least five feet from the property line.
- d. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features may project up to 1½ feet.
- e. Unenclosed fire escapes or stairways may project up to four feet.
- f. Unenclosed patios, decks or terraces may extend up to four feet into a required side setback or up to eight feet into a required rear setback but may not project within five feet of a common lot line.

##### 2. Building Elements

- a. Porches may extend up to eight feet into a required setback but may not project within five feet of a common lot line.
- b. Stoops may extend a maximum of five feet into a required setback but may not project within five feet of a common lot line.

- c. Balconies may extend up to six feet into a required setback but may not project within five feet of a common lot line.
- d. Awnings, galleries and double galleries may extend into a required front setback.

### 3. Mechanical Equipment and Utilities Lines

- a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may extend into a required rear or side setback but must remain at least four feet from a common lot line.
- b. Solar and wind energy systems may extend into a required rear or side setback, but must remain at least three feet from a common lot line.
- c. Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may extend into a required rear or side setbacks. Underground utilities may additionally extend into a required front setback.

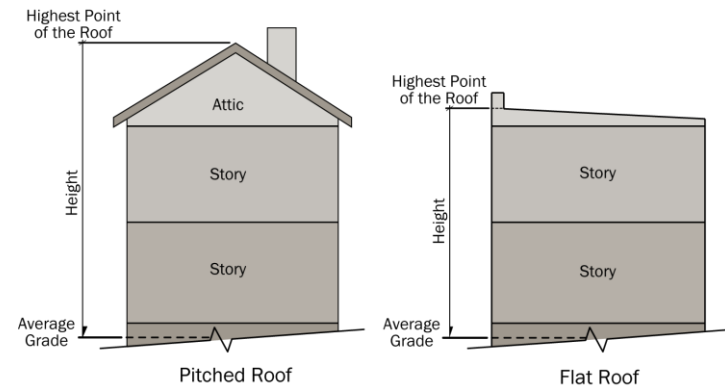
### 4. Other Encroachments

- a. Outdoor dining may extend into any required setback.
- b. Fence and walls as part of an approved landscape buffer.
- c. Benches, trash receptacles, public art, water features, bicycle racks, bollards, planters, and other street furniture.
- d. Pedestrian scale lighting.

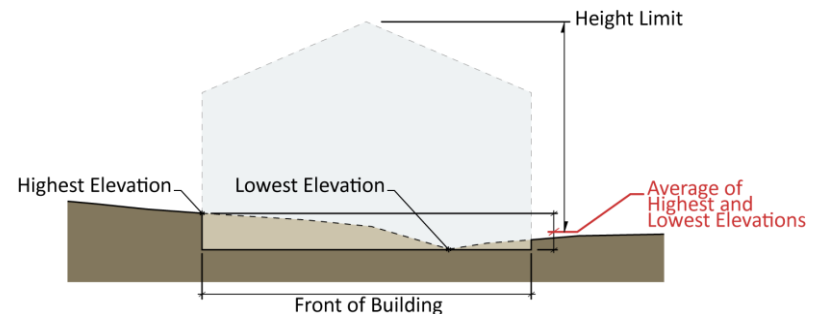
## 9.1.5 Height

### A. Structure Height

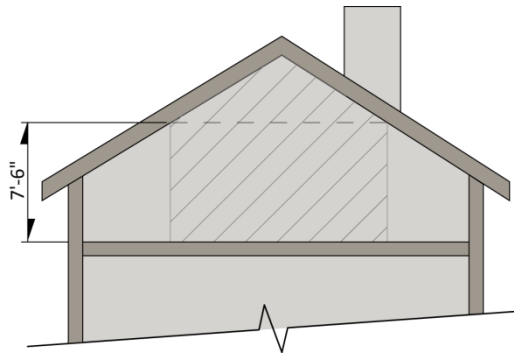
- 1. Structure height is measured in both number of stories and feet from the average grade to the top of the highest point of the roof.



- 2. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the setback line.



- 3. A basement with 50 percent or more of its perimeter wall area surrounded by natural grade is not considered a story.
- 4. An attic is not a story provided that 50 percent or more of the attic space is less than seven foot six inches in clear height; measured from the finished floor to the finished ceiling.

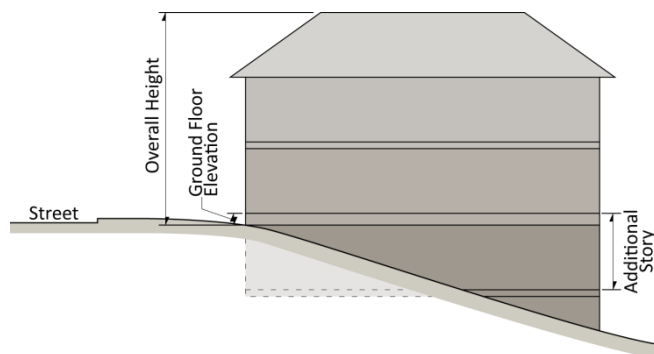


### B. Story Height

1. Story height is measured from the finished floor to the ceiling above.
2. Required ground story elevation is measured from natural or improved grade (whichever is more restrictive) to the finished floor of the ground floor. Grade is measured continuously across a lot.

### C. Sloping Lots

Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.



### D. Height Exceptions

The following accessory structures may exceed the established height limits, provided they do not exceed the maximum building height by more than 12 feet:

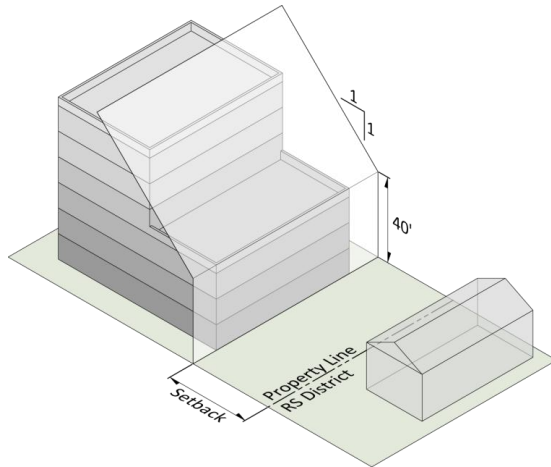
1. Amateur communications tower;
2. Cooling tower;
3. Clerestory;
4. Chimney and vent stack;
5. Elevator penthouse or bulkhead;
6. Flagpole;
7. Mechanical equipment room;
8. Ornamental cupola or dome;
9. Parapet wall, limited to a height of four feet;
10. Roof top deck, gazebo, trellis, and pergola;
11. Roof top landscaping and planters;
12. Skylights;
13. Solar panels;
14. Spire, belfry;
15. Stairway access to roof;
16. Tank designed to hold liquids;
17. Visual screens surrounding roof mounted mechanical equipment; and
18. Wind turbines and other integrated renewable energy systems.

### E. Additional Height

Additional height for principal or accessory structures may be granted through the Special Use Permit process under 13.2.8, Special Use Permit.

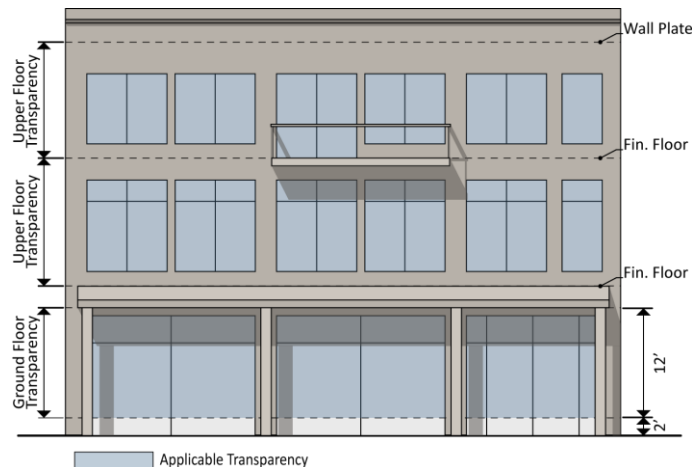
## F. Bulk Plane

Any building that abuts a residential single family district (-RS-) is subject to a bulk plane starting at 40 feet in height at the side or rear setback line, and extending upward one foot for every additional foot into the site from the setback line.



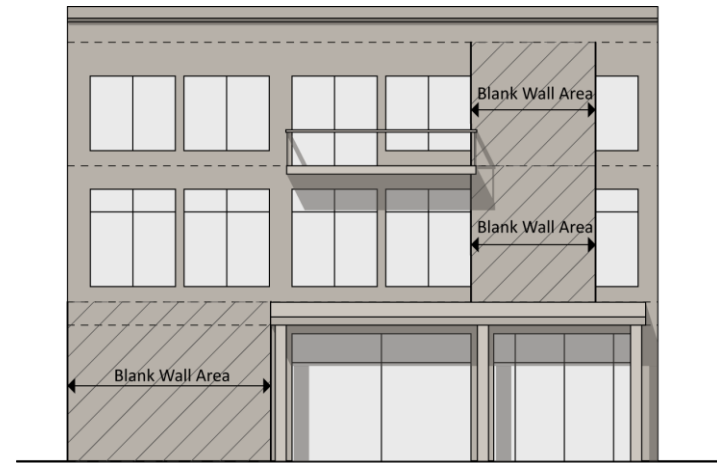
### 9.1.6 Transparency

- A.** Ground floor transparency (windows and doors) is measured between two and ten feet above the adjacent sidewalk.



- B.** For mixed use shopfronts only, a minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least six feet. Windows must be clear, unpainted, or made of similarly treated glass. Neither spandrel glass nor backpainted glass complies with this provision.

### 9.1.7 Blank Wall Area



- A.** A portion of the exterior façade of the building which does not include a substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- B.** Blank wall area applies to both ground and upper story street-facing facades.

### 9.1.8 Building Entrances

The following building entrance requirements apply to all Apartment, and Mixed Use building types in the Suburban and Urban context areas.

- A.** An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.



- B.** The entrance separation requirements provided for the building type must be met for each building, but are not applicable to separate adjacent buildings.
- C.** An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.
- D.** A minimum of 50 percent of a required entrance must be transparent.
- E.** Required fire exit doors with no transparency may be located as required by the State Fire Marshall.

## SEC. 9.2 PRINCIPAL BUILDINGS PER LOT

### 9.2.1 One Principal Building per Tract or Lot

Unless otherwise permitted in 9.2.2 below, no more than one principal building may be erected on a single lot. This provision shall not apply to property developed under a campus plan in the Special context or as an open lot building type in any other context. In addition, wireless communication towers and facilities, or power lines on a site shall not constitute an additional principal building.

### 9.2.2 Multiple Principal Buildings on a Lot

#### A. Defined

A group of two or more row houses, apartments and/or mixed use building types, on a single lot operating under a common legal relationship. The provisions of this sub-section do not apply to a permanent off-premise advertising sign on an individual lot where only one such sign is permitted on an individual lot.

#### B. General

Multiple principal buildings in the form of row houses, apartments and/or mixed use building types shall meet all applicable development standards as set forth in this development ordinance, including the building envelope standards of this Article. Additionally, if multiple principal buildings are established on a single lot the following requirements shall be met:

- 1.** Uses shall be limited to those permitted within the district in which the development is located.
- 2.** The overall intensity of the land use shall be no higher, and the standard of development no lower, than that permitted in the district in which the project is located.
- 3.** The distance of every building from every property line shall meet the relative setback requirements of the district in which the development is located. Buildings fronting a street shall meet all front setback requirements including any applicable designated frontage requirements.
- 4.** The maximum height of any building shall not exceed the height limit permitted in the district in which the development is located.

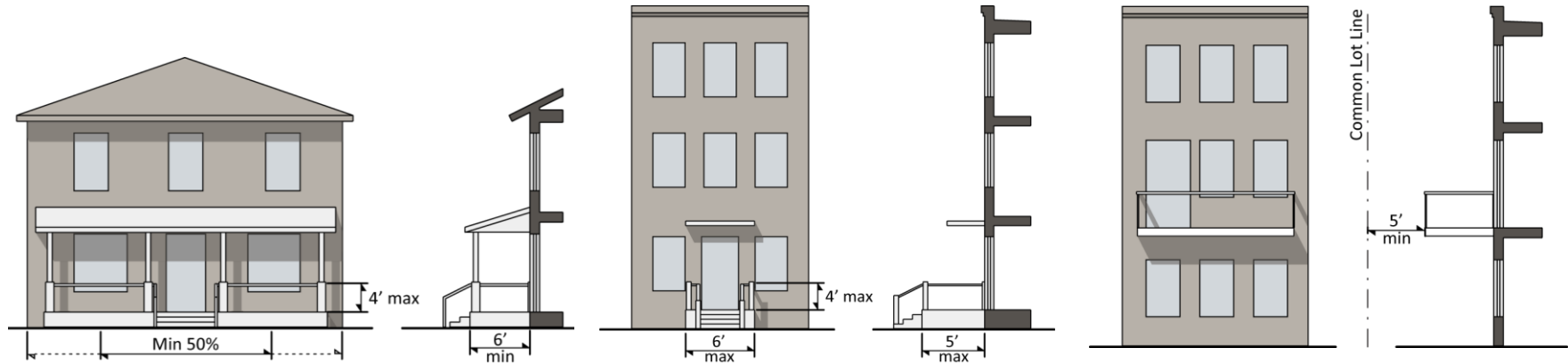
## SEC. 9.3 ACCESSORY STRUCTURES

### 9.3.1 General

- A.** Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
- B.** Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
- C.** No accessory structure may extend forward of the front building facade of the primary structure.
- D.** Accessory structures shall be compatible with the architectural character of the principal structure.

## SEC. 9.4 BUILDING ELEMENTS

The following building element standards apply to building types incorporating building elements in the Suburban and Urban context areas.



### 9.4.1 Porch

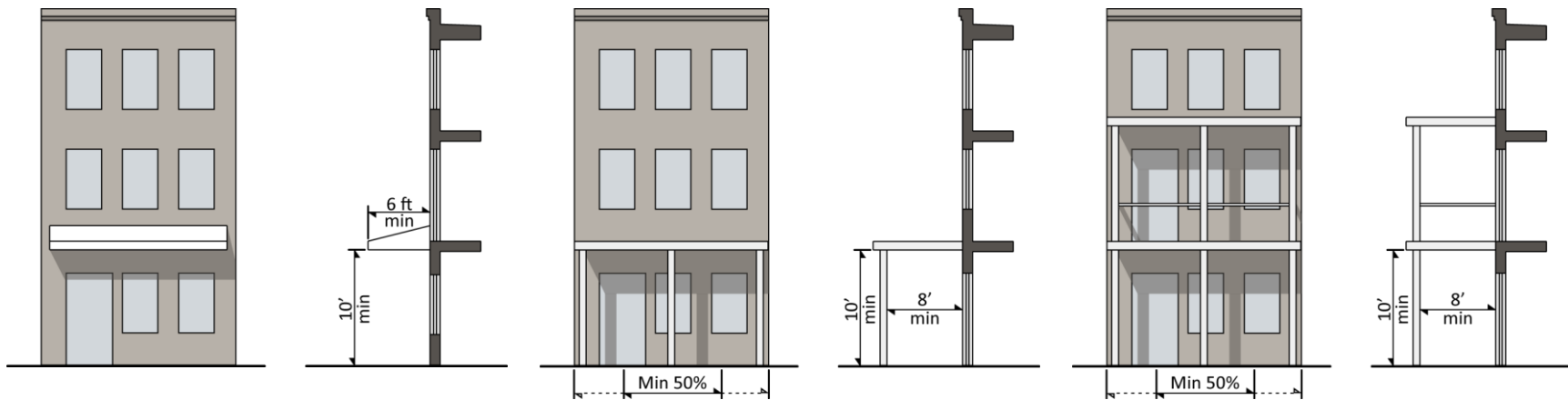
- A.** A porch must be a minimum of six feet deep (not including the steps).
- B.** A porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.
- C.** A porch may be roofed, but not enclosed.
- D.** Partial walls and railings on a porch can be no higher than 3½ feet.
- E.** A porch may encroach into a required setback in accordance with the terms of 9.1.4, Setbacks.

### 9.4.2 Stoop

- A.** A stoop must be no more than five feet deep (plus steps) and six feet wide.
- B.** A stoop may be roofed, but not enclosed.
- C.** Partial walls and railings on a stoop can be no higher than 3½ feet.
- D.** A stoop may encroach into a required setback in accordance with the terms of 9.1.4, Setbacks.

### 9.4.3 Balcony

- A.** A balcony must not project within five feet of a common lot line.
- B.** A balcony may encroach into a required setback in accordance with the terms of 9.1.4, Setbacks.



#### 9.4.4 Awning

- A.** An awning must be a minimum of ten feet clear height above the sidewalk and must have a minimum depth of six feet.
- B.** An awning may encroach into a required setback in accordance with the terms of 9.1.4, Setbacks.

#### 9.4.5 Gallery

- A.** A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
- B.** A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.
- C.** A gallery may encroach into a required setback in accordance with the terms of 9.1.4, Setbacks.

#### 9.4.6 Double Gallery

- A.** A double gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
- B.** A double gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.
- C.** A double gallery may encroach into a required setback in accordance with the terms of 9.1.4, Setbacks.

## SEC. 9.5 RULES FOR RESIDENTIAL BUILDING TYPES

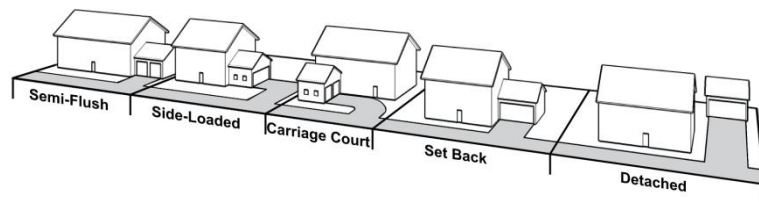
### 9.5.1 Garage and Carport Placement

#### A. Applicability

1. The following garage and carport placement standards apply to the identified residential building types in the Suburban, and Urban context areas.
2. In addition to the standards provided below, attached garages and carports are considered part of the principal structure and must meet all applicable requirements of the principal structure.

#### B. Single Family House and Attached House

1. Street-facing garages and carports are not permitted on lots 40 feet or less in width.
2. Street-facing garages and carports, when provided must be positioned as set forth below, however, carports may not be permitted in the carriage court form.



##### a. Semi-Flush

Garage or carport is positioned between 3 and 10 feet behind the front wall plane, extending no more than 30 percent of the width of the building.

##### b. Side-Loaded

Garage or carport face is oriented perpendicular to the street and at least 3 feet behind the front wall plane. Windows must cover a minimum of 15 percent of the street-facing garage façade.

##### c. Carriage Court

Carriage courts are allowed only on lots at least 70 feet wide. Garage is oriented perpendicular to the street. Windows must cover a minimum of 15 percent of the street-facing garage façade.

##### d. Set Back

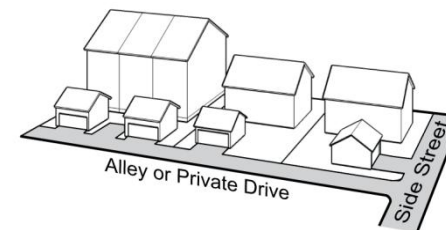
Garage or carport is positioned more than 10 feet behind the front wall plane of the building.

##### e. Detached

Garage or carport is positioned to the rear of the principal building.

#### C. Row House and Rear Loaded Garages

Street-facing garages and carports are not permitted with row house units. When provided, rear loaded garages and carports may only be accessed from an alley or rear private drive. If facing a side street then the semi-flush requirements shall apply.



## **SEC. 9.6 RULES FOR MIXED USE BUILDING TYPE**

### **9.6.1 Civic Building Type**

The Civic building type may only be used for new buildings that will predominantly be occupied with uses from the public use categories. See 10.2.2, Public Use Categories.

### **9.6.2 Open Lot Building Type**

The Open Lot building type may only be used for development that will be occupied by parks and open space, retreats, camps, or with uses from the open use categories. See 10.2.5, Open Use Categories.



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## SEC. 10.1 ALLOWED USES

### 10.1.1 General Provisions

#### A. Use Categories

1. In order to regulate use, categories of uses have been established.
2. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
3. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

#### B. Principal Uses

Allowed principal uses by district are listed in the Allowed Use Table below. Principal uses are grouped into use categories outlined in Sec. 10.2, Use Categories. The uses listed are not an exhaustive list. When a proposed use is not identified on the allowed use table or in Sec. 10.2, Use Categories, the Administrator may determine that the proposed use is sufficiently similar to an identified use.

#### C. Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 10.8, Accessory Uses.

#### D. Temporary Uses

Temporary uses are allowed as set forth in Sec. 10.9, Temporary Uses.

### 10.1.2 Uses Not Listed

- A. The Administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Administrator may place the proposed use under that use category.
- B. When determining whether a proposed use is similar to a listed use in Sec. 10.2, Use Categories, the Administrator will consider the following criteria:

1. The actual or projected characteristics of the proposed use;
2. The relative amount of site area or floor area and equipment devoted to the proposed use;
3. Relative amounts of sales;
4. The customer type;
5. The relative number of employees;
6. Hours of operation;
7. Building and site arrangement;
8. Types of vehicles used and their parking requirements;
9. The number of vehicle trips generated;
10. Signs;
11. How the proposed use is advertised;
12. The likely impact on surrounding properties; and
13. Whether the activity is likely to be independent of the other activities on the site.

### 10.1.3 Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below.

#### A. Allowed by Right (■)

Use is allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this development ordinance

#### B. Approved Concept Plan (\*)

Indicates a use may be allowed in the respective district only where approved by the Police Jury as part of an approved concept plan in accordance with 13.2.10, Planned Industrial Development. Unless otherwise modified by the Police Jury, uses allowed as part of an approved



concept plan are subject to all other applicable requirements of this development ordinance, including all applicable use standards.

**C. Special Use Permit (□)**

Indicates a use may be permitted in the respective district only where approved by the Police Jury in accordance with 13.2.8, Special Use Permit. Special use permits are subject to all other applicable requirements of this development ordinance, including all applicable use standards.

**D. Blank Cell**

A blank cell indicates that a use is not allowed in the respective district.

**E. Use Standard**

1. A cross-reference to any associated use standard established in Sec. 10.3, Residential Use Standards, through Sec. 10.7, Open Use Standards. Where no cross-reference is shown, no additional use standard applies.

ALLOWED USE TABLE

ALLOWED USE TABLE	N		RURAL							ESTATE				SUBURBAN										URBAN								SP			Use Standard									
	N-AG-40	N-CON	R-AG-40	R-AG-20	R-AG-10	R-SVC-2	R-IL	R-CD	R-IH	R-PD	E-RE-5	E-RE-2	E-CD	E-PD	S-RS-15	S-RS-10	S-RS-6	S-RM-3	S-MX-3	S-MS-3	S-CC-2	S-IL	S-CD	S-IH	S-PD	U-RS-6	U-RS-3	U-RM-3	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL	U-CD		U-IH	U-PD	SP-CD	SP-IH	SP-PID				
Residential Use Categories																																												
All household living:																																												
Detached living	■		■	■	■	□				*	■	■		*	■	■	■	■							*	■	■	■								*	□					10.3.1		
Attached living										*			*				□	■	■		■			*			■	■	■							*	□					10.3.2		
Multifamily living										*			*					■	■		■			*			■	■	■							*	□					10.3.3		
Upper-story living						■	■			*			*						■	■	■	■		*				■	■	■	■	■			*	□						10.3.4		
Manufactured home park			□	□	□		■		■	*			*											*											*							10.3.5		
Camps	■	■	■	■	■					*			*																							*	■							
All group living	□				□	□				*	□	□	*		□	□	□	□	■	■	■	■	□		*	□	□	□	■	■	■	■	■	□		*	□							
All social service										*			*						□		■	■		*					□	□			■		*	□								
Public Use Categories																																												
All civic	□		□	□	□	■	■	■		*	□	□	□	*	□	□	□	■	■	□	■	■	□	■	*	□	□	■	■	■	■	□	□	□	■		*	■		*				10.4.1
All parks & open space	■	■	■	■	■	■	■	■	■	*	■	■	■	*	■	■	■	■	■	■	■	■	■	■	*	■	■	■	■	■	■	■	■	■	■	*	■	■	*					10.4.2
All minor utilities	■	■	■	■	■	■	■	■	■	*	■	■	■	*	■	■	■	■	■	■	■	■	■	■	*	■	■	■	■	■	■	■	■	■	■	*	■	■	*					10.4.3
All major utilities	□	□	□	□	□	□	□	□	■	*	□	□	□	*	□	□	□	□	□	□	□	□	□	■	*	□	□	□	□	□	□	□	□	■	*	□	■	*						10.4.4
Commerce Use Categories																																												
All commercial parking						□	□		■										□	□	□	□		■					□	□	□	□	□		■		■							
All day care	□		□	□	□	■	■			*	□	□		*	□	□	□	□	■	■	■	■		*		□	□	□	■	■	■	■	■	■		*		□	*					10.5.1
All indoor recreation, except as listed below:						□	■			*									■	■	■	■		*				■	■	■	■	■			*			*						
Adult oriented establishment								□														□	□								□	■			□							10.5.2A		
All medical						■	■	□	*				*						■	■	■	■		□	*			■	■	■	■	■	■		□	*		□	*					
All office						■	■	■	*				*					■	■	■	■	■		■	*			■	■	■	■	■	■		■	*		■	*					
All outdoor recreation, except as listed below:		□					■		■	*			*									□	□		■	*						□		□	*	■	■	*					10.5.3	
Campground, travel trailer park, RV park	□	□	■	□	□		□			*	□	□	*									□	□		*						□			*		□	*						10.5.3A	
Horse stable, riding academy equestrian center	■	□	■	■	■		□			*	■	■	*						□		□	□		*				□	□				*	■		*							10.5.3B	
Hunting and fishing preserve	■	■	■	■	■					*	□	□	*											*										*	■		*						10.5.3C	
Retreat center	■	□	■	■	■					*	□		*											*										*	■		*						10.5.3D	
All overnight lodging, except as listed below:						■	■			*			*						■	■	■	■		*				■	■	■	■	■		*			*							
Bed and breakfast	□		■	■	■	■				*	□	□	*				□	■	■	□			*				□	■	■	■	■		*			*								

**Key** ■ Allowed by right \* May be allowed by the Police Ju y as part of an approved concepts plan Blank Cell = Not Allowed □ Allowed by special use permit

## ALLOWED USE TABLE

ALLOWED USE TABLE	N		RURAL							ESTATE				SUBURBAN										URBAN								SP			Use Standard									
	N-AG-40	N-CON	R-AG-40	R-AG-20	R-AG-10	R-SVC-2	R-IL	R-CD	R-IH	R-PD	E-RE-5	E-RE-2	E-CD	E-PD	S-RS-15	S-RS-10	S-RS-6	S-RM-3	S-MX-3	S-MS-3	S-CC-2	S-IL	S-CD	S-IH	S-PD	U-RS-6	U-RS-3	U-RM-3	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL	U-CD		U-IH	U-PD	SP-CD	SP-IH	SP-PID				
Commerce Use (cont.)																																												
All passenger terminal							□	■	■		*			■					■	□	■	■	■		*				■	■	□	□	■	■		*	■	■	*					
All personal service, except as listed							■	■			*			*					■	■	■				*				■	■	■	■				*			*					
Animal care	■		■	■	■	■	■				*			*					■	■	■	■			*				■	■	■	■				*		■	*			10.5.4A		
All restaurant/bar			□	□	□	■					*			*				□	■	■	■	■			*			□		■	■	■	■			*		□	*			10.5.5		
All retail sales, except as listed below:							■				*			*					■	■	■	■			*				■	■	■	■				*			*					
Art studio/gallery	□		□	□	□	■					*	□	□	*				■	■	■	■				*			■	■	■	■	■				*			*				10.5.6A	
Convenience store w/ gas							■	□		□									■	□	■			□	*				□	■	□	□			□	*		■				10.5.6B		
Convenience store w/o gas							■				*			*				■	■	■	■				*			■	■	■	■	■				*		■	*				10.5.6C	
Dry cleaning							■				*			*				■	■	■	■				*			■	■	■	■	■				*			*					10.5.6D
All vehicle sales							■	■											□	□	■	■			*				□	■	□	□	■			*		■				10.5.7		
All water-oriented sales and service		□					■	■		□	*			*					■	□	■	■		□	*				□	■	□	□	■		□	*		■	*					
Industrial Use Categories																																												
All heavy industrial										■															■										■		■	*				10.6.1		
All light industrial							■			■	*								□		□	■		■	*				■	■			■	■	*		■	*						
All research & development							■			■	*			*					■		■	■		■	*				■	■			■	■	*		■	*						
All self-service storage							■			■									■		■	■		■					■	■			■	■				■	*				10.6.2	
All vehicle service							□	■		■									□	□	■	■		■					■	■	□	□	■		■			■	*				10.6.3	
All warehouse & distribution							■			■	*												■		■	*							□		■	*		■	*					
All waste-related service, except as listed below:							□			■													□		■								□		■			■	*					
Landfill																																					□	*				10.6.4A		
Recycling facility							□	■		■	*			*								■	■		■	*							■		■	*		■	*					
All wholesale trade							■			■	*												□		■	*							□		■	*		■	*					
Open Use Categories																																												
All agriculture, except as listed below:	■	■	■	■	■	■	■		■	*	■	■	*												*										*	■	■	*					10.7.1	
Agricultural airstrip	□	□	■				□		■	*			*										□		■								□		■		■	■	*					
All resource extraction, except as listed below:	□		□	□	□	□	□		□															□										□		■	■	*						
Natural gas and oil extraction	□		■	■	■	■	■		■														□		■								□		■									

**Key** ■ Allowed by right \* May be allowed by the Police Jury as part of an approved concepts plan Blank Cell = Not Allowed □ Allowed by special use permit

## SEC. 10.2 USE CATEGORIES

### 10.2.1 Residential Use Categories

#### A. Household Living

Residential occupancy of a dwelling unit by a household on a monthly or longer basis in structures with self-contained dwelling units, including kitchens.

**Example Uses:**

1. Detached living
2. Attached living
3. Multifamily living
4. Upper story residential
5. Manufactured Home Parks
6. Camps

#### B. Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

**Example Uses:**

1. Assisted living facility
2. Boarding house, rooming house, lodging house
3. Congregate care facility
4. Fraternity, sorority, dormitory
5. Group residential facility for more than eight mentally handicapped dependent persons
6. Hospice
7. Monastery, convent

8. Nursing or care home
9. Single room occupancy

#### C. Social Service

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

**Example Uses:**

1. Adult rehabilitation center
2. Group shelter
3. Overnight general purpose shelter
4. Rehabilitative clinic
5. Social service facility, soup kitchen, transient lodging, homeless shelter
6. Transitional home, halfway house

### 10.2.2 Public Use Categories

#### A. Civic

Places of public assembly that provide ongoing life safety, educational and cultural services to the general public, as well as meeting areas for religious practice.

**Example Uses:**

1. College, community college, university
2. Convention center
3. Museum, library
4. Parish government offices and support facilities
5. Places of worship including church, mosque, synagogue, temple
6. Police, fire, EMS station, substation
7. Post office
8. Public or private (K-12) school

**9. Neighborhood arts center****B. Parks & Open Space**

Uses focusing on public gathering areas for passive or active outdoor recreation, and having few structures.

**Example Uses:**

1. Botanical garden, nature preserve, recreational trail
2. Cemetery, mausoleum, columbarium, memorial park
3. Square, green, plaza, neighborhood park, tot lot, community garden, farmers market, neighborhood recreational fields, skate park

**C. Utilities**

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or serving the general community with on-site personnel (major utility).

**Example Uses:**

1. Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange/switching center, gas/electric/telephone/cable transmission lines, amateur radio operator tower (65 feet or less), stealth wireless communication device, water and wastewater pump station or lift station, gas gates, reservoir, control structure, drainage well, water supply water well.
2. Major utilities, including aeration facility, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way, non-stealth wireless communication towers and facilities, transmission towers, waste treatment plant, water pumping facility, water tower or tank.

**10.2.3 Commerce Use Categories****A. Commercial Parking**

Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.

**Example Uses:**

1. Short- and long-term fee parking facility

**2. Park-and-ride facility****3. Motor vehicle parking lot****4. Surface parking lot****B. Day Care**

Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

**Example Uses:**

1. Adult day care center
2. Day care center for children
3. Nursery school, preschool
4. Recreational program, before- and after-school
5. Small group child care center

**C. Indoor Recreation**

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

**Example Uses:**

1. Amusement center, game arcade, children's amusement center
2. Amusement arcade
3. Athletic, tennis, swim or health club, gym
4. Billiard hall, pool hall
5. Bingo parlor
6. Bowling alley
7. Club or lodge, membership club
8. Dance hall
9. Dance, martial arts, music studio or classroom

**10.** Gymnastic facility, indoor sports academy

**11.** Motor track

**12.** Movie or other theater

**13.** Shooting range

**14.** Skating rink

#### **D. Medical**

Uses providing medical or surgical care to patients. Some uses may offer overnight care.

##### **Example Uses:**

- 1.** Ambulatory surgical center
- 2.** Blood plasma donation center, medical or dental laboratory
- 3.** Hospital, urgent care or emergency medical office
- 4.** Medical, dental office or chiropractor, medical practitioner
- 5.** Medical clinic
- 6.** Medical day care

#### **E. Office**

Activities conducted in an office setting and generally focusing on business, professional or financial services.

##### **Example Uses:**

- 1.** Offices including advertising, business management consulting, data processing, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency
- 2.** Financial services such as lender, investment or brokerage house, bank, call center, bail bonds
- 3.** Counseling in an office setting
- 4.** City, county, state, government office

**5.** Radio, TV or recording studio, utility office

**6.** Trade, vocational, business school

#### **F. Outdoor Recreation**

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures.

##### **Example Uses:**

- 1.** Drive-in theater
- 2.** Campground, travel trailer park, recreational vehicle park
- 3.** Executive par three golf course
- 4.** Extreme sports such as paintball, BMX or skateboarding facility
- 5.** Golf course, country club, clubhouse
- 6.** Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park
- 7.** Hunting and fishing preserve
- 8.** Horse stable, riding academy, equestrian center
- 9.** Outdoor shooting range
- 10.** Retreat center
- 11.** Sports academy for active recreational or competitive sports
- 12.** Stadium, arena, commercial amphitheater

#### **G. Overnight Lodging**

Accommodations arranged for short term stays of less than 30 days for rent or lease.

##### **Example Uses:**

- 1.** Apartment hotel
- 2.** Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel

**H. Passenger Terminal**

Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and facilities for bus, taxi or limo service.

**Example Uses:**

1. Airport, heliport
2. Bus passenger terminal, multi-modal facility
3. Rail station or stop
4. Taxi dispatch center, limousine service

**I. Personal Service**

Facilities involved in providing personal services or repair services to the general public.

**Example Uses:**

1. Animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding place, animal shelter, kennel, doggy day care)
2. Laundromat
3. Funeral home, funeral parlor, mortuary, undertaking establishment, commercial wedding chapel
4. Hair, nail, tanning, massage therapy and personal care service, barber, beauty shop
5. Photocopy, blueprint, package shipping and quick-sign service, printing and publishing, security service
6. Tattoo/body piercing shop, palmist, psychic, medium, fortune telling, massage therapy
7. Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair
8. Taxidermist, tailor, milliner, upholsterer, locksmith

**J. Restaurant/Bar**

Establishments that prepare and sell food or drink for on- or off-premise consumption.

**Example Uses:**

1. Bar, tavern, cocktail lounge, nightclub, brew pub
2. Eating and drinking establishment
3. Pizza delivery facility
4. Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop

**K. Retail Sales**

Facilities involved in the sale, lease, or rental of new or used products.

**Example Uses:**

1. Sale, lease or rental of alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos, and related products.
2. Art studio, gallery
3. Check cashing
4. Drop-in child care center
5. Pawnshop
6. Seafood market
7. Convenience store (with gas)
8. Convenience store (without gas)

9. Dry-cleaning or laundry drop-off facility

#### L. Vehicle Sales

Direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

**Example Uses:**

1. Boats and other recreational vehicle sales
2. Vehicle sales, rental, or leasing

#### M. Water-Oriented

Uses that require direct access to navigable waters.

**Example Uses:**

1. Boat livery
2. Dock or pier (commercial)
3. Dry storage of boats
4. Ferry/water taxi
5. Marina
6. Wet storage of boats (commercial)

### 10.2.4 Industrial Use Categories

#### A. Heavy Industrial

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

**Example Uses:**

1. Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire

or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause

2. Asbestos, radioactive materials
3. Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot
4. Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products
5. Concrete batching and asphalt processing and manufacture, batch plant Earth moving, heavy construction equipment, transportation equipment
6. Detention center, jail, prison
7. Explosives, fabricated metal products and machinery
8. Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard
9. Day-labor hall, leather and leather products includes tanning and finishing
10. Manufactured or modular housing sales
11. Petroleum, liquefied petroleum gas and coal products and refining
12. Primary metal manufacturing
13. Pulp mill, rubber and plastic products, rubber manufacturing
14. Scrap metal processors, sawmill, secondary materials dealers
15. Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle
16. Tire recapping, tobacco products, transportation equipment



**B. Light Industrial**

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility.

**Example Uses:**

1. Brewery, winery
2. Bus or rail transit vehicle maintenance or storage facility
3. Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site
4. Crematorium, pet crematorium
5. Electronics service center
6. Food beverage products except animal slaughter, stockyards
7. Lawn, tree or garden service
8. Laundry, dry-cleaning, and carpet cleaning plants
9. Leather and leather products except tanning and finishing
10. Lumberyard and wood products, sheet metal shop, soft drink bottling
11. Stone, clay, glass, and concrete products
12. Bulk mailing service
13. Clothing, textile apparel manufacturing
14. Office showroom/warehouse
15. Printing, publishing, and lithography
16. Production of artwork and toys, sign-making, movie production facility, photo-finishing laboratory
17. Repair of scientific or professional instruments and electric motors
18. Sheet metal, welding, machine, tool repair shop or studio
19. Woodworking, including cabinet makers and furniture manufacturing

**C. Research and Development**

A facility focused primarily on the research and development of new products.

**Example Uses:**

Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

**D. Self-Service Storage**

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

**Example Uses:**

Warehouse, self-service, fully enclosed indoor multi-story storage, mini-warehouse

**E. Vehicle Service**

Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

**Example Uses:**

1. Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair,

bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash

2. Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions
3. Service station
4. Towing service, truck service, vehicle towing station

#### **F. Warehouse and Distribution**

Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

##### **Example Uses:**

1. Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store
2. Bus barn
3. Commercial packing for fruits and vegetables
4. Distribution facility, central postal facility
5. Freight, service facility
6. Outdoor storage yard
7. Parcel services
8. Railroad switching yard, freight terminal, piggyback yard
9. Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
10. Trailer storage, drop off lot
11. Truck or motor freight terminal, service facility

#### **12. Trucking operation**

#### **13. Warehouse**

#### **G. Waste-Related Service**

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

##### **Example Uses:**

1. Animal waste processing
2. Garbage or refuse collection service (office and truck fleet)
3. Landfill
4. Manufacture and production of goods from composting organic material
5. Recycling facility including recyclable material storage, recycling drop-off facility, recycling buy-back center, recycling collection center
6. Solid or liquid waste transfer station, waste incineration

#### **H. Wholesale Trade**

Facilities involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The use emphasizes on-site sales or order-taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.

##### **Example Uses:**

1. Mail-order house
2. Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures

3. Wholesale sales of food, clothing, auto parts, building hardware and similar products

### 10.2.5 Open Use Categories

#### A. Agriculture

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

##### Example Uses:

1. Agricultural airstrip
2. Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, or commercial animal breeding and development
3. Crop production, soil preparation, agricultural services, large animal and veterinary services, farm labor and management services
4. Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture, sale of agriculture products
5. Fish hatcheries and preserves
6. Grain, fruit, field crop and vegetable cultivation and storage
7. Hunting, trapping and game propagation
8. Livestock, horse, dairy, poultry and egg products
9. Livestock auction
10. Milk processing plant
11. Packing house for fruits or vegetables
12. Plant nursery, plant nursery with landscape supply
13. Poultry slaughtering and dressing
14. Timber tracts, forest nursery, gathering of forest products

#### B. Resource Extraction

Characterized by uses that extract minerals and other solids and liquids from land.

##### Example Uses:

1. Dredging, earth extraction
2. Extraction of phosphate or minerals
3. Extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing
4. Natural gas and oil extraction
5. Stockpiling of sand, gravel, or other aggregate materials

## SEC. 10.3 RESIDENTIAL USE STANDARDS

### 10.3.1 Detached Living

Detached living may take place within the Single-Family House building type only.

### 10.3.2 Attached Living

Attached living may take place within the Attached House and Row House building types only.

### 10.3.3 Multifamily Living

Multifamily living may take place within the Apartment, General and Shopfront building types only.

### 10.3.4 Upper Story Living

Upper story living may take place within the General, Shopfront and Workshop building types.

### 10.3.5 Manufactured Home Park

All manufactured home parks located in the Rural, Estate, Suburban, or Urban context shall be subject to the West Feliciana Manufactured Home Park Standards as well as the additional following standards.

- A. No manufactured home park may be located on a site less than 10 acres.

## 10.4.1 Civic

- B.** When located within 600 feet of a residential use, a high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
- C.** For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the mobile home park, to the nearest property line of the premises where the ground floor residential use is occurring.
- D.** All structures including but not limited to: buildings; parking pads; and parking spaces shall be set back a minimum of 75 feet from all property lines.

## SEC. 10.4 PUBLIC USE STANDARDS

### 10.4.1 Civic

#### A. Police, Fire, EMS Station and Sub-station

A low intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along any common property line adjacent to a residential use. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.

#### B. Places of Worship

- 1.** When located in any large lot residential or residential district a place of worship shall be located on a corner lot no smaller than 20,000 square feet.
- 2.** When located in any large lot residential or residential district, all parking shall be located on the same site, contiguous site, or in a district that allows commercial parking as principal use.

### 10.4.2 Parks and Open Space

#### A. Cemetery and Mausoleum

- 1.** Cemeteries shall be located on sites of at least four acres.

- 2.** A mausoleum which is not located in a cemetery shall be located on a site of at least one acre.
- 3.** All structures located in a cemetery of six feet in height or over including, but not limited to mausoleums, monuments and buildings, and all mausoleums not located in a cemetery and regardless of height shall be set back at least 50 feet from each lot line and public right-of-way.
- 4.** All graves or burial lots shall be set back at least 30 feet from each lot line and any public right-of-way.
- 5.** A low intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along any common property line adjacent to a residential building type or ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.

### 10.4.3 Minor Utilities

#### A. Amateur Radio Operator Tower (65 feet or less)

- 1.** The tower shall be located so that no part of the antenna or its elements encroaches within the required side or rear yard setbacks or within ten feet of any easement for overhead electric distribution or transmission lines.
- 2.** The tower height shall be established as the tallest point of the supporting tower and shall not include antenna mast or antenna elements affixed to the tower.
- 3.** No more than one such tower shall be located on a lot.
- 4.** The request for a building permit shall be accompanied by a copy of a valid Amateur Radio Operators licensed issued by the FCC for the location being requested.
- 5.** A tower shall not be structurally installed in such a way that it could fall onto a neighbor's property during normal operations or in the event of high winds. Installation shall conform to all local building code and structural design requirements pertaining to wind loading and

structural strength characteristics protecting against collapse of the tower.

## **B. Stealth Wireless Communication Device**

Stealth Wireless Communication Devices may be permitted when attached to any existing conforming structure subject to the following standards.

### **1. Height**

The top of the stealth wireless communication device may not be more than 12 feet above the facility to which it is attached.

### **2. Setbacks**

The facility to which the stealth wireless communication device will be attached shall maintain the required standards for the respective building type.

### **3. Aesthetics**

Any stealth wireless communication device, including feed lines and antennae, shall be designed so as to be compatible with the facade, roof, wall or facility on which it is affixing so that it matches the existing structural design, color and texture.

## **C. Electric, Telephone, and Cable Transmission Lines**

- 1.** All new utilities in the Suburban and Urban contexts, including but not limited to electric, telephone and cable services, shall be placed underground. Temporary construction service may be permitted above ground.
- 2.** The applicant shall make the necessary arrangements including the provision of any easements to or any construction or installation charges with each of the serving utilities for the installation of such facilities and shall be subject to all applicable laws and regulations for their construction.
- 3.** Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, and other facilities necessarily appurtenant to such underground utilities may be placed above the ground in a location

approved by the Parish provided they remain clear of any sidewalk, bicycle or pedestrian way.

## **10.4.4 Major Utility Use Standards**

### **A. Wireless Communication Tower and Facilities (WCTF)**

All proposed WCTF towers and facilities shall comply with the following standards.

#### **1. Location**

The location, size and design of all wireless communication towers and facilities shall be such that minimal negative impacts results from the facility. A new WCTF may not be approved nor shall any zoning or building permit for a new WCTF be issued unless the applicant certifies that the WCTF equipment planned for the proposed tower cannot be accommodated on any existing or approved tower or other structure due to one or more of the following reasons:

- a.** The planned equipment would exceed the structural capacity of existing or approved structure and those structures cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost.
- b.** The planned equipment would result in technical or physical interference with or from other existing or planned equipment and the interference cannot be prevented at a reasonable cost.
- c.** There is no appropriate existing or pending structure to accommodate the planned equipment.
- d.** Other reasons that make it impractical to place equipment planned by the applicant on existing or approved structures.

## 2. Height

Building type height restrictions do not apply to WCTF towers. WCTF tower height may not exceed the standards established in the table below. Any tower greater in height than permitted in the following table shall require a special use permit.

Districts	Tower Height (max)
Large Lot Residential Districts	150 ft.
Residential Districts	120 ft
Mixed Use/Commercial Districts	150 ft
Special Purpose Districts	200 ft.

## 3. Setbacks

A minimum setback equal to the height of the tower shall be maintained between any support structure and any lot line within a large lot residential or residential district.

## 4. Distance and Spacing

All WCTF towers and facilities shall be separated by a minimum distance of one-quarter mile as measured from property line to property line.

## 5. Screening and Fencing

- a. Existing on-site vegetation shall be preserved to the maximum extent practicable and shall be supplemented as required by the Parish.
- b. Where the site is within or abuts a residential district, public park, or street, a high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along the side of the abutting property. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
- c. Security fencing shall be required around the base and guy anchors of any tower.

## 6. Lighting

Towers shall not be artificially lighted unless required by the Federal Aviation Administration (FAA) or other governmental authority. Any lighting required by the FAA shall be of the minimum intensity and the number of flashes per minute (i.e., the longest duration between flashes) allowed by the FAA. Dual lighting standards shall be required and strobe lighting standards prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding residential property, consistent with FAA requirements.

## 7. Submittal Requirements

All applicants for a WCTF tower and facility shall submit the following documents to the Administrator:

- a. A site plan showing property boundaries, tower, guy wire anchors, existing structures, proposed transmission buildings and other accessory uses, access, parking, fences, a landscaping plan and existing abutting land uses around the site.
- b. A study from a professional engineer which specifies the tower height and design including a cross-section of the structure, demonstrates the tower's compliance with applicable structural standards, including a certification that the tower will withstand at a minimum sustained winds in accordance with the appropriate building code, and a description of the tower's capacity, including the number and type of antennas which it can accommodate.
- c. Written statements that the proposed tower will comply with regulations administered by the Federal Aviation Administration, Federal Communications Commission, and all applicable governmental bodies or that the tower is exempt from those regulations; and
- d. A letter of intent committing the tower owner and his or her successors to allow shared use of the tower if capacity exists based on existing and planned use, and if a future applicant agrees in writing to pay any reasonable charge of shared use, the potential

use is technically compatible and the future applicant is in good standing.

### 8. Exemptions

The following shall not be subject to the requirements of this paragraph:

- a. Regular maintenance or upgrade of antenna elements of any existing wireless communications facility that does not include the addition of any new antenna elements, feed lines, or associated support equipment on the facility or the placement of any new wireless communications facility.
- b. Any government-owned wireless communications facility, upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by a Parish designee; except that such facility must comply with all federal and state requirements. No wireless communications facility shall be exempt from the provisions of this section beyond the duration of the state of emergency.
- c. Antenna-supporting structures, antennae and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities that are licensed by the Federal Communications Commission.

## SEC. 10.5 COMMERCE USE STANDARDS

### 10.5.1 Day Care

#### A. General Provisions

1. The minimum site for a day care center in a residential building type shall be 20,000 square feet
2. A facility that is located in a large lot residential or residential district shall be located in a building type consistent building types permitted in the district in which it is located.
3. Sufficient off-street passenger drop-off and passenger loading area shall be provided on-site.

#### B. Adult Day Care Center

1. No adult day care center may be located within 1,500 feet of any other adult day care center.
2. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult day care center is located, to the nearest property line of the premises of any other adult day care center.

#### C. Day Care Center for Children

1. No day care center for children proposed to be located in a large lot residential or residential district may be located within 1,500 feet of any other day care center for children.
2. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the day care center for children is located, to the nearest property line of the premises of any other day care center for children.
3. The maximum number of children to be accommodated on site shall be specified.
4. Enrollment shall mean the total number of children on site at any one time.
5. No playground equipment shall be permitted within the front building setback.

### 10.5.2 Indoor Recreation

#### A. Adult Oriented Establishment

The West Feliciana Police Jury finds that adult oriented establishments have a negative secondary effect on both the commercial and residential properties, resulting in blight and the downgrading of property values, increased criminal activity, and an adverse health impact. The following standards shall apply to all adult oriented establishments.

## 10.5.3 Outdoor Recreation

1. It shall be a violation of this development ordinance for a person, corporation, or other legal entity to operate or cause to be operated any adult oriented establishment within 1,500 feet of:
  - a. A duly organized and recognized place of worship;
  - b. A public or private elementary or secondary school;
  - c. A public or private day care facility or kindergarten;
  - d. A residential use;
  - e. A public park; or
  - f. Any other adult oriented establishment
2. For the purpose of 10.5.2A, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult oriented establishment is located, to the nearest property line of the premises of a place of worship, public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, public park or any other adult oriented establishment.

**10.5.3 Outdoor Recreation****A. Campground, Travel Trailer Park, and RV park**

All campground, travel trailer park or RV park uses located in the Estate, Suburban or Urban context shall be subject to the following standards:

1. No campground, travel trailer park or RV park may be located on a site less than 10 acres.
2. When located within 600 feet of a ground floor residential use, a high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
3. For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from

the nearest property line of the campground, travel trailer park or RV park use, to the nearest property line of the premises where the residential use is occurring.

4. All structures including but not limited to: buildings; camp sites; parking pads; and parking spaces shall be set back a minimum of 75 feet from all property lines.

**B. Horse Stable, Riding Academy Equestrian Center**

The following standards apply to all horse stables, riding academies, or equestrian centers in the Natural, Rural, Estate and Special contexts.

1. No horse stable, riding academy or equestrian center may be located on a site less than 10 acres.
2. All stables, rings, or other accessory structures shall be a minimum of 100 feet from any property line.
3. The buildings located on the site may not cover more than five percent of the site.

**C. Hunting and Fishing Preserve**

The following standards apply to all hunting and fishing preserves in the Natural, Rural, Estate and Special contexts.

1. No hunting or fishing preserve may be located on a site less than 80 acres.
2. The buildings located on the site may not cover more than five percent of the site.
3. No single building on the site may be larger than 10,000 square feet.

**D. Retreat Center**

The following standards apply to all retreat centers in the Natural, Rural, Estate and Special contexts.

1. No retreat center may be located on a site less than 40 acres.
2. The buildings located on the site may not cover more than five percent of the site.



3. No single building on the site may be larger than 30,000 square feet.

#### 10.5.4 Personal Service

##### A. Animal Care

1. Outdoor runs shall only be permitted in the Natural, Rural, Estate, Suburban, and Special contexts.
2. Outdoor runs in the Suburban context shall only be permitted on sites larger than one acre in size.
3. When located within 250 feet of a residential use, animal care facilities with outdoor runs in the Suburban context shall install a low intensity buffer as established in Sec. 12.3, Landscaping. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
4. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the animal care facility, to the nearest property line of the premises where the residential use is occurring
5. All overnight care of animals in the Suburban or Urban context must occur indoors and all pens, kennels and runs must be located within an enclosed building.

#### 10.5.5 Restaurant/Bar

##### A. Restaurant/Bar in the Residential Multifamily Districts

The following standards shall apply to restaurants or bars allowed by special use permit in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Maximum floor area of each individual use may not exceed 4,000 square feet.

4. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

5. Neither drive-thru nor pick-up windows are allowed.

##### B. Restaurant/Bar in the Main Street Districts

The following additional standards shall apply to restaurants or bars allowed in all Main Street districts.

1. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.
2. Neither drive-thru nor pick-up windows are allowed.

#### 10.5.6 Retail Sales

##### A. Art Studio/Gallery

The following standards apply to art or photography studios or galleries permitted in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

##### B. Convenience Store with Gas Pumps, Gas Station

###### 1. General Standards

- a. The primary building, including the full canopy, shall conform to all building envelope standards.
- b. Gasoline pumps, tanks, vents and pump islands shall be located no closer than 20 feet to any side or rear property line or right-of-way.
- c. No sign of any type or any gasoline pump or tank shall be located within 20 feet of a residential building type.

- d. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along any common property line adjacent to a residential building type. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.

## **2. Fuel Canopies**

- a. Fuel canopies shall not be located closer than 15 feet to any side or rear property line or right-of-way.
- b. No fuel canopy shall exceed a height of 20 feet.
- c. Fuel canopies shall be integrated architecturally with the design of the principal building and shall be complementary to the overall color scheme of the building façade from which it projects.
- d. Fuel canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any fixture or lens.

## **3. Single-Bay Automatic Car Wash**

An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles may be permitted subject to the following:

- a. The car wash structure shall be located no closer than 50 feet to any side or property line adjacent to a residential building type.
- b. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.
- c. When located adjacent to a residential building type, the car wash facility shall not operate before 6 AM or after 10 PM.

## **C. Convenience Store without Gas Pumps**

The following standards apply to convenience stores without gas pumps permitted in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.

2. The use shall be located on the first floor of a two story or greater building.
3. Maximum floor area of each individual user may not exceed 4,000 square feet.
4. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

## **D. Dry Cleaning Pick Up Station**

The following standards apply to dry cleaning pick up stations permitted in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Maximum floor area of each individual user may not exceed 4,000 square feet.
4. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

## **10.5.7 Vehicle Sales**

### **A. General Provisions**

1. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along any common property line adjacent to a residential building type. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
2. All outdoor lighting shall be directed downward and shall not glare onto any property occupied by a residential building type.
3. Vehicle display may not be artificially elevated above the general topography of the site.
4. No banners, steamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents may be permitted.
5. No outside speaker system shall be allowed.

**B. Main Street Districts**

1. The following additional standards shall apply to all vehicle sales facilities in the Suburban and Urban Main Street districts.
2. The sales and leasing of motor vehicles for display shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles for sale or rental or shall not be permitted.
3. A maximum of two service bay doors no more than 24 feet in width each shall be allowed. No more than one bay door shall be allowed on each side of the building.

**SEC. 10.6 INDUSTRIAL USE STANDARDS****10.6.1 Heavy Industrial****A. Radioactive Materials**

1. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
2. No person, corporation, or other legal entity may operate any radioactive materials or waste facility within 2,500 feet of:
  - a. A public or private elementary or secondary school;
  - b. A public or private day care facility or kindergarten;
  - c. A residential use; or
  - d. A public park.
3. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the radioactive materials or waste facility is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, or public park.

**B. Scrap Metal Processors and Wrecking Junk or Salvage Yards**

The following standards shall apply to scrap metal processors or wrecking, junk or salvage yards in the Suburban, Urban or Special context.

1. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
2. No person, corporation, or other legal entity may operate any scrap metal processors or wrecking, junk or salvage yard within 1,500 feet of:
  - a. A public or private elementary or secondary school;
  - b. A public or private day care facility or kindergarten;
  - c. A residential use; or
  - d. A public park.
3. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the scrap metal processors and wrecking, junk or salvage yard is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, or public park.

**10.6.2 Self-service Storage****A. General**

1. With the exception of lighting fixtures and climate controls, no electrical power supply may be accessible to the renter/lessee of the storage unit.
2. The following activities shall be prohibited on the premises:
  - a. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
  - b. Operation of a transfer-and-storage business.

## 10.6.3 Vehicle Service

- c. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use.
- d. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- e. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials.
- f. Habitation of storage units by humans or animals.

**B. Warehouse, Self-service, Mini-warehouse**

- 1. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV's or other similar vehicles may be permitted through the site plan review process. See 13.2.7, Site Plan Review.
- 2. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along any common property line adjacent to a residential use. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
- 3. Where the end wall of a self-service storage building is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least six feet.

**C. Warehouse, Self-Service, Indoor Multi-story**

- 1. All warehouse storage on the property shall be in a minimum two-story, single-enclosed building.
- 2. All storage units shall be accessed internally.
- 3. External doors to individual units shall not be permitted.
- 4. One consolidated loading area is permitted to the rear or side of the building.
- 5. All storage of boats, RV's or other similar vehicles shall be in the single-enclosed building.

**10.6.3 Vehicle Service****A. General Provisions**

- 1. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed along any common property line adjacent to a ground floor residential use. In the Center context, the High Intensity Urban buffer shall be used. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.
- 2. All outdoor lighting shall be directed downward and shall not glare onto any property occupied by a residential building type.
- 3. No banners, steamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents may be permitted.
- 4. No outside speaker system shall be allowed.

**B. Main Street Districts**

The following additional standards shall apply to all vehicle sales facilities in the Suburban and Urban Main Street districts.

- 1. The service and repair of all motor vehicles shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles shall not be permitted.
- 2. A maximum of two service bay doors no more than 24 feet in width each shall be allowed. No more than one bay door shall be allowed on each side of the building.

**10.6.4 Waste Related Services****A. Landfill**

- 1. The site for sanitary landfills shall be a minimum of 100 acres.
- 2. A high intensity buffer as established in Sec. 12.3, Landscaping, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 13.2.7, Site Plan Review.

3. No person, corporation, or other legal entity may operate any landfill within 2,500 feet of:
  - a. A public or private elementary or secondary school;
  - b. A public or private day care facility or kindergarten;
  - c. A residential building type; or
  - d. A public park.
4. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the landfill is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential building type, or public park.
5. No fill shall be located within the 100 year floodplain and no excavation except as expressly authorized by the Police Jury shall be located within the 100 year floodplain.
6. No excavation or filling shall occur within 100 feet of any boundary of the site or within 100 feet of any public street right-of-way.
7. Provisions shall be made for the proper drainage of stormwater on or crossing the site at all times during and after completion of the operations. Operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.
8. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
9. A layer of clean earth at least two feet thick shall be deposited and thoroughly compacted over all final fill to bring the surface to the finished surface grade as shown on the topographic plan filed with the application. The final fill and finished grade shall be stabilized, seeded and sodded or appropriately planted after completion and closure of each stage of landfill operations.
10. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
11. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor or incandescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or another approved method. No fires shall be permitted. Any smoldering flame or spontaneous combustion shall be immediately extinguished.
12. Except for required or protective fences, no building or structure, other than a scale and entry gatehouse erected in connection with the operation, shall be located in any required setback or closer than 100 feet from any property line.
13. Separation of materials or storage for salvage on the site shall be conducted within an enclosed building. All unacceptable fill material shall be removed from the premises immediately after delivery.
14. Water lines shall be installed, connected to a public water supply, or to some other source which by use of pumps will provide water in sufficient quantity to combat fires or settle dust.
15. The days and hours of landfill operations are subject to the approval of the Police Jury.

## SEC. 10.7 OPEN USE STANDARDS

### 10.7.1 Agriculture

With the exception of fences, all structures for keeping and raising livestock shall be at least 100 feet from all property lines.

## SEC. 10.8 ACCESSORY USES

### 10.8.1 General

- A.** Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses must be accessory and clearly incidental and subordinate to a permitted principal use.
- B.** No accessory use may be established on a lot prior to the establishment of a permitted principal use.
- C.** The Administrator is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Administrator must determine that the use:
1. Is subordinate to the principal use in terms of area, extent and purpose;
  2. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
  3. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
  4. Does not involve operations not in keeping with the character of the principal use served; and
  5. Is not of a nature likely to attract visitors in larger numbers than would normally be expected.

### 10.8.2 Home Occupations

#### A. Prohibited Home Occupations

The following uses are not permitted as home occupations. There shall be no group instruction of more than two people in connection with a home occupation.

1. Vehicle and/or body and fender repair.
2. Outdoor repair.
3. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.

4. Medical or dental lab.
5. Restaurant.
6. Bulk storage of flammable liquids.
7. Funeral homes and mortuaries.
8. Kennels.
9. Commercial parking.
10. Retail sales as a principal use.

#### B. Class A

The intent of a Class A home occupation is to permit very limited activities in a residential dwelling provided such activities do not impact or detract from the residential character of the neighborhood. A Class A home occupation must be deemed an accessory use and no further approval is required, provided the use meets the following.

1. The use of the dwelling unit for Class A home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants, and must under no circumstances change the residential character of the structure.
2. There must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation.
3. No business, storage or warehousing of material, supplies or equipment is permitted outside of the primary dwelling unit.
4. No equipment or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.
5. No display of products is visible from the street.
6. A Class A home occupation is subject to all applicable licenses and business taxes.

7. With the exception of one employee, no persons other than members of the family residing on the premises may be engaged in the home occupation.
8. Storage space and the operation of the business inside the dwelling unit may not exceed 25 percent of the floor area of the residence.
9. No signage is permitted.

#### C. Class B

A Class B home occupation is a business, profession, occupation or trade conducted for gain or support within a residential dwelling or its accessory buildings that requires employees, customers, clients or patrons to visit the home. A Class B home occupation is permitted as a special use provided that the Police Jury determines that:

1. It is carried on by a person residing on the premises and employs no more than two employees not living on the premises.
2. No more than 20 percent of the total floor area of the residence is used for the home occupation.
3. No more than two vehicles are used in the conduct of the home occupation, and such vehicles are parked off the street.
4. No merchandise or commodity is sold on the premises, except what is incidental to the home occupation.
5. No mechanical equipment is installed or used except such that is normally used for domestic or professional purposes.
6. No expansion is permitted outside the principal structure that houses the home occupation, except that which is necessary to house vehicles used in the conduct of home occupation.
7. The use will not create undue traffic congestion or create a traffic hazard.
8. Advertising signs shall be limited to one unlighted wall sign no larger than three square feet in area, attached to the structure housing the home occupation.

### 10.8.3 Accessory Dwellings Units

#### A. Existing Lot of Record

An accessory dwelling unit (subject to the standards listed below) may be permitted by the Police Jury as a special use permit under o, Special Use Permit, on an existing residential legal lot of record.

#### B. New Development

One accessory dwelling unit is permitted by right (subject to the standards listed below) on a lot platted after the effective date of this development ordinance. One additional accessory dwelling unit may be permitted by the Police Jury as a special use permit under o, Special Use Permit.

#### C. Standards

1. The living area of the accessory dwelling unit may not exceed the living area of the principal structure.
2. The owner of the property must occupy either the primary structure or the accessory dwelling.
3. One additional parking space on the same premises is required for the accessory dwelling unit.

### 10.8.4 Drive-Through Facilities

- A. A drive-through is permitted in conjunction with a permitted ground floor nonresidential use, except where expressly prohibited elsewhere in this development ordinance.
- B. The drive-through facility must orient to an alley, driveway, or interior parking area, and not a street.
- C. None of the drive-through facilities (e.g., driveway queuing areas, windows, teller machines, service windows, kiosks, drop-boxes, or similar facilities) can be located within 20 feet of a street and may not be oriented to a street corner.
- D. The minimum spacing of drive-through facilities receiving access onto the same street is 400 linear feet along that street's block face (same side of street).



## SEC. 10.9 TEMPORARY USES

Certain uses are temporary in character. They vary in type and degree, as well as length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present questions involving potential incompatibility of the temporary use with existing uses. Unless otherwise specified in this development ordinance, the following regulations govern temporary uses.

### 10.9.1 Temporary Uses Exempt from Permit

The following permitted temporary uses do not to obtain a temporary use permit.

#### A. Garage or Yard Sales

Private sales are limited to two sales per dwelling unit each calendar year and the length of each permitted sale shall not exceed three consecutive days, except that the Administrator may permit a third sale in any calendar year upon submission of sufficient proof a change in ownership of the residential premises on which the sale is to be conducted.

#### B. Storage PODS

1. One storage pod for off-site storage of household or other goods located in any setback is permitted for a maximum of 30 consecutive days.
2. The storage pod must be placed completely on-site (and is not permitted to be placed in any type of public right-of-way).
3. The storage POD must be placed on a paved surface.

#### C. Construction Dumpsters

One construction dumpster is permitted on on-site in association with a valid building permit. The use of such a dumpster is strictly limited to the time actively underway. In no event can the use of dumpster continue past expiration of the building permit.

### 10.9.2 Temporary Use Permit Required

The following temporary uses are allowed subject to approval of a temporary use permit in the frequency stated below except that no property may have more than four of the events listed below in one calendar year.

#### A. Commercial Circuses, Carnivals or Fairs

Commercial circuses, carnivals or fairs, for not more than two consecutive weeks in any calendar year.

#### B. Temporary Religious or Revival Activities

Temporary religious or revival activities in tents in association with a place of worship, for not more than two consecutive weeks in any calendar year.

#### C. Special Events

Special events occurring no longer than seven consecutive days once every three months.

#### D. Grand Opening Sales

Grand opening sales, including outside food and beverage vending, for three consecutive days, once per zoning permit.

#### E. Other Temporary Uses

Other temporary uses similar in nature to the ones listed above, with corresponding limitations, as determined by the Administrator.

### 10.9.3 Manufactured Home or Trailer for Temporary Use

- A. After approval by the Administrator, a manufactured home or trailer may be used as a temporary office, security shelter, or shelter for materials or tools (but not for residential purposes or sales offices) incident to construction on or development of the premises upon which the manufactured home or trailer is located.
- B. Such use is strictly limited to the time construction or development is actively underway.

### 10.9.4 Real Estate Development Projects

- A. A developer may request a temporary use permit for necessary commercial promotional, storage, or fabrication activities at a



development site that occur during construction of that developer's project.

- B.** When the request is for a temporary sales office, model home, or apartment, the application must list the lots, apartment units, or dwelling units to be initially sold.
- C.** The temporary use permit will be restricted to only those activities and properties listed on the petition. Such activities may not include any sale of properties outside the development site or any resale of properties.
- D.** The following uses in connection with such a project require a temporary use permit:
  - 1.** Offices for sale of real estate or for persons engaged in the development.
  - 2.** Model homes or sample apartments.



# ARTICLE 11. SUBDIVISION STANDARDS

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## SEC. 11.1 GENERAL PROVISIONS

### 11.1.1 Applicability

The regulations of this section apply to all development within West Feliciana Parish.

### 11.1.2 Improvements

- A. The applicant shall file complete construction plans covering all required improvements, utility easement location and such other plans and documents as may be required by the Parish. The applicant shall enter into a contract with the Parish, approved as to form and legality by the Parish Attorney, to make, install and complete all required improvements and easement dedications.
- B. All improvements and construction required under this development ordinance shall conform to all standards and specifications of the Parish pertaining to the construction of any facilities regulated by the Parish's design standards.
- C. Prior to any sale of land in the proposed subdivision, the applicant shall have either installed improvements specified in this development ordinance as shown on approved construction drawings or guaranteed the installation of improvements specified under this development ordinance by a bond with surety accepted by the Police Jury.
- D. No public services or utilities may be extended or furnished to any development until the applicant has either installed the improvements specified in this development ordinance as shown on approved construction drawings or guaranteed the installation of improvements specified under this development ordinance by a bond with surety accepted by the Police Jury. All Utilities shall be in accordance with the West Feliciana Parish Water and Wastewater Specifications.
- E. All required improvements shall be designed and installed so as to provide for a system of utilities, storm water and streets and to create continuity of improvements between adjacent properties. Pedestrian, vehicle, water, wastewater and drainage improvements shall be extended to the edge of a subdivision.

### 11.1.3 Easements and Dedication

All dedications of property to the Parish for public purposes shall be made in fee title except that, at the Police Jury's discretion, the grant of an easement to the Parish may be taken for the following purposes: recreational easements, conservation easements, access easements, or public utility or infrastructure easements. All easements shall be dedicated to the Parish using documents approved as to form and legality by the Parish Attorney. All dedications in fee and grants of easements shall be free of liens and encumbrances except for those that the Parish, in its discretion, determines would not conflict with the intended ownership and use.

## SEC. 11.2 BLOCKS AND CUL-DE-SACS

### 11.2.1 Block and Cul-de-sac Standards

- A.** The following table establishes the maximum block perimeters and maximum block face and cul-de-sac length by context and zoning categories. There are no maximum block perimeters, maximum block face or maximum cul-de-sac length standards in the Natural, Rural or Estate contexts.

Blocks and Cul-De-Sacs	Block Perimeter (max)	Block Face / Cul-de-sac (max)
<b>Natural</b>		
All districts	n/a	n/a
<b>Rural</b>		
All districts	n/a	n/a
<b>Estate*</b>		
All districts	n/a	n/a
<b>Suburban</b>		
Residential Districts	3,000'	350 ft.
Mixed Use District	2,400'	600 ft.
Commercial Districts	2,600'	750 ft.
Special Purpose Districts	<i>by concept plan</i>	<i>by concept plan</i>
<b>Urban</b>		
Residential Districts	2,400'	600 ft.
Mixed Use District	2,000'	450 ft.
Commercial Districts	2,200'	650 ft.
Special Purpose Districts	<i>by concept plan</i>	<i>by concept plan</i>

- B.** The maximum block perimeters and block face may be extended by 10 percent, if the block includes a pedestrian passage a minimum of 10 feet wide available at all times to the general that connects to another street.
- C.** Any single non-industrial block face in an Urban context longer than 500 feet must include a pedestrian passage a minimum of 10 feet wide available at all times to the general public constructed in accordance to another street.

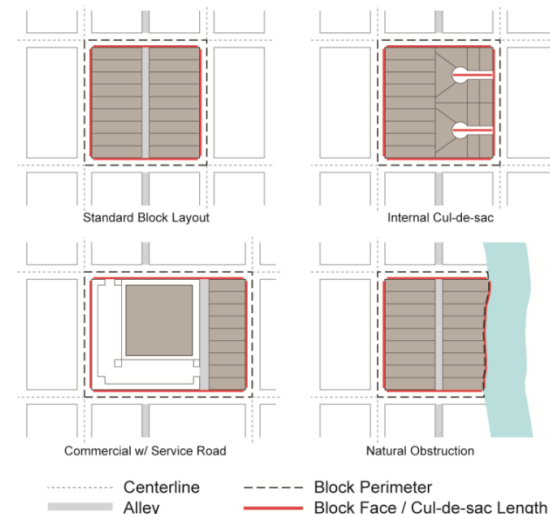
### 11.2.2 Block and Cul-de-sac Measurement

#### A. Generally

1. The Administrator may approve exemptions to the maximum block perimeter in the event that slopes in excess of 25 percent; freeways; waterways, railroad lines; preexisting development; conservation areas, open space, and easements are determined to make the block perimeter maximum unfeasible.
2. A block may be broken by a civic building or open lot, provided the lot is at least 50 feet wide and provides pedestrian access through the lot.

#### B. Complete Blocks

1. A block is bounded by either a publicly-dedicated street or a private drive or private street that meets the requirements for a publicly-dedicated street.
2. A block perimeter is measured along the center line of intersecting streets that encompass the block.
3. A block face is that portion of a block located between the closest intersecting streets.

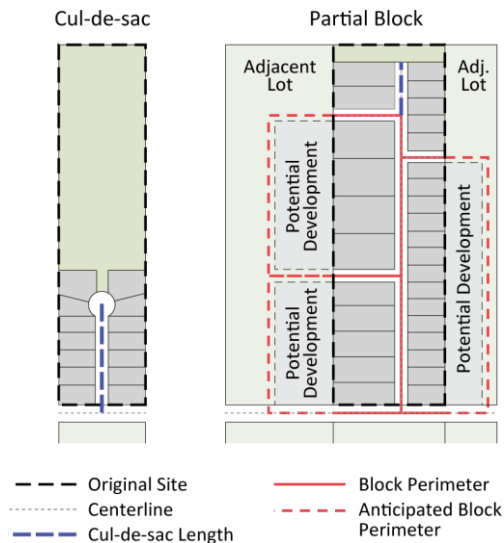


## C. Partial Blocks

If the scale of a proposed subdivision does not generate the need for a complete block then street stubs may be required at certain locations to allow for future connections.

### 1. Narrow Site Subdivision

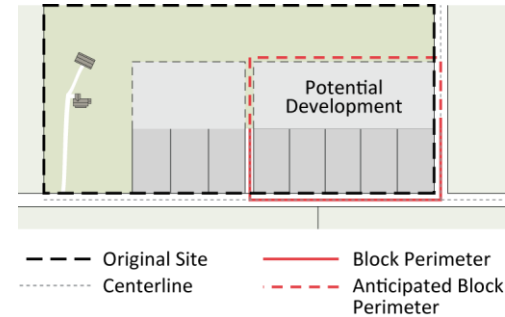
- As an alternative to a cul-de-sac, a subdivider may provide a street stub to serve future development.
- The street stub shall be located so that future development may connect to the street stubs in such a way as to form a block equal to or less than the maximum block perimeter allowed under 11.2.1, Block and Cul-de-sac Standards.
- The depth assumed for the potential development area shall be equal to or greater than the partial block depth proposed in the subdivision.



### 2. Wide Site Subdivision

- As an alternative to a cul-de-sac a subdivider may choose to provide a street stub to serve future development.

- The street stub shall be located so that future development may connect to the street stub in such a way as to form a block equal to or less than the maximum block perimeter allowed under 11.2.1, Block and Cul-de-sac Standards.
- The depth assumed for the potential development area shall be equal to or greater than the partial block depth proposed in the subdivision.



## D. Cul-de-sacs

- All cul-de-sacs shall meet the following standards:

Length (max)	See 11.2.1
Turnaround Radii with center island (min)	62'
Turnaround Radii without center island (min)	33'
Center Island Radii (min)	6'

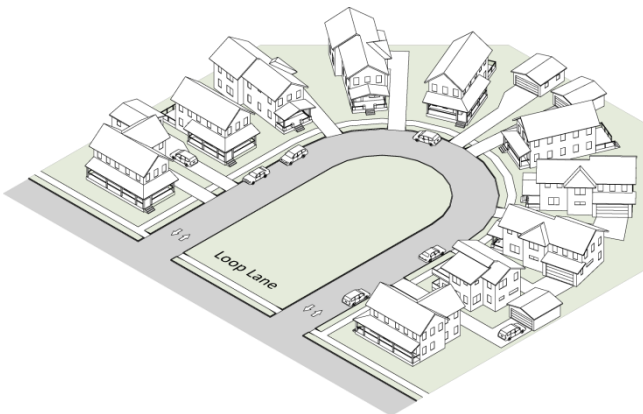
- Cul-de-sac length is measured along the center line of the cul-de-sac from the center of the intersection to the center of the turnaround.
- A cul-de-sac shall terminate with a permanent turn-around with curb treatment consistent with the street design.
- The applicant shall provide for perpetual maintenance of the unpaved landscape island through a property owners association or other acceptable organization.
- The following alternatives to cul-de-sacs may be approved by the Planning and Zoning Commission at the time of subdivision.

**a. Eyebrow**

An eyebrow is a rounded expansion of a street beyond the normal curb line. An eyebrow must have a landscaped island and is only allowed in the Suburban context.

**b. Loop Lane**

A loop lane is a two way street, no portion of which may be more than the maximum allowable cul-de-sac length from the abutting street right-of-way. The interior landscaped area must at least have an average width of 75 feet.



## SEC. 11.3 STREET AND ALLEY STANDARDS

### 11.3.1 Applicability

- A. The following street types apply to the construction of new streets and the reconstruction of existing streets and are allowed only in the context area designated.

Street and Alley Applicability	Natural	Rural	Estate	Suburban	Urban	Special
Rural Local	■	■	■			■
Rural Street	■	■	■			■
Rural Parkway	■	■	■			■
Neighborhood Yield				■	■	
Neighborhood Local				■	■	
Neighborhood Street				■	■	
Commercial Street				■	■	
Avenue				■	■	
Avenue, Parallel				■	■	
Main Street, Angle				■	■	
Main Street, Parallel				■	■	
Multi-Way, Angle				■	■	
Multi-Way, Parallel				■	■	
Industrial		■		■	■	■
Industrial, Urban				■	■	■
Residential Alley				■	■	
Mixed Use Alley				■	■	■

- B. Alternative parking angles other than shown (including reverse angle parking) may be approved by the Administrator.

### 11.3.2 General

The applicant shall be responsible for the dedication and improvement of the streets and streetscapes in accordance with the standards of this development ordinance.

#### A. Construction Standards

The standards for the construction of pavement on all streets shall be in accordance with the specifications established by West Feliciana Parish.

#### B. Streetscapes

The applicant shall be responsible for the improvement and maintenance of all streetscapes including but not limited to; sidewalks, and planting areas abutting the applicant's property. The exact location of street trees shown on 11.3.3, Street and Alley Dimensional Standards are illustrative only.

#### C. Payment-in-lieu

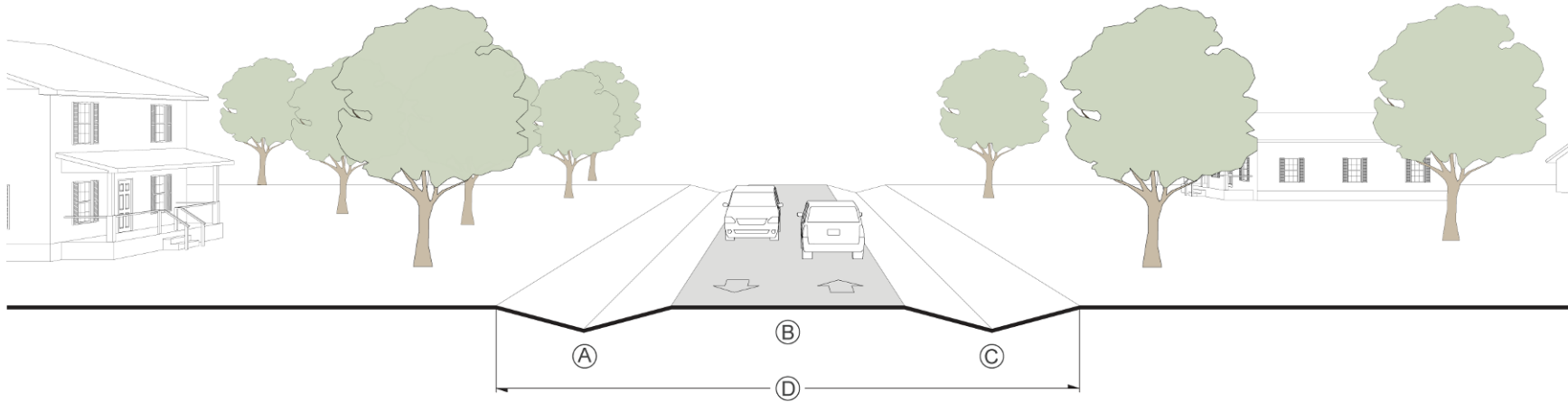
If determined by the Police Jury that construction of improvements at the time of development would result in the improvement of less than one-half of a linear block face; an equivalent payment in lieu of construction shall be required. The payment shall be deposited by the Parish in an interest bearing account for the improvement of the street and streetscape and shall be applied only to the cost of such improvements in the future.



### 11.3.3 Street and Alley Dimensional Standards

#### A. Rural Local

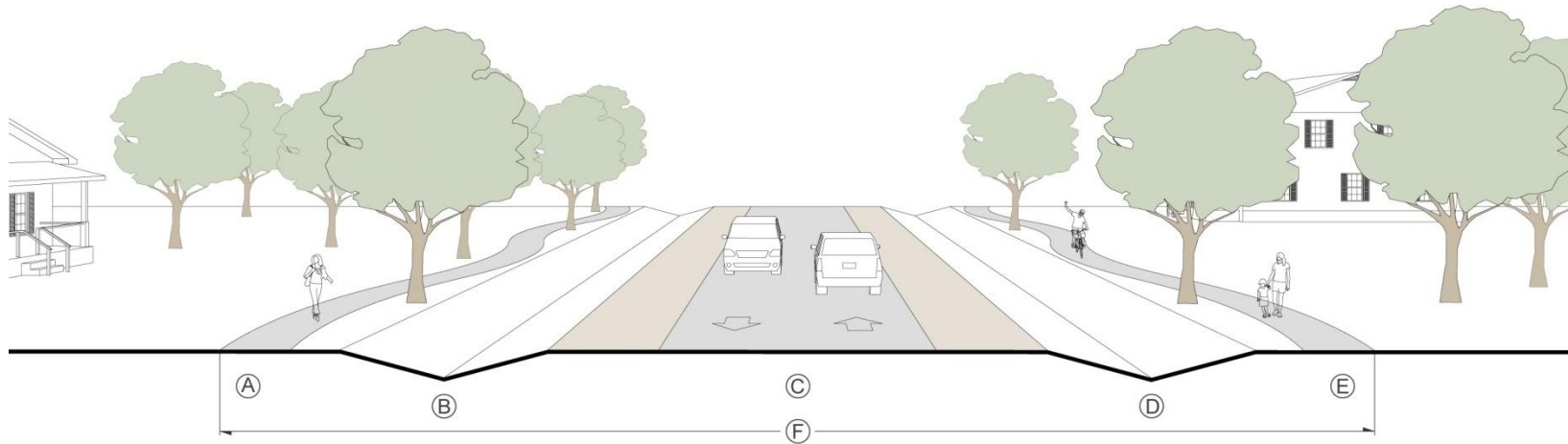
The Rural Local street is a minor local street intended for use where the predominant character is one of large lot residential and agricultural uses. The Rural Local street is only allowed within the Natural, Rural, Estate, and Special contexts.



	Ditch & Swale (min) A	Travel Zone (max) B	Ditch & Swale (min) C	Right-of-Way (min) D	Corner Radii (min)
Natural	15 ft.	18 ft.	15 ft.	48 ft.	25 ft.
Rural	15 ft.	18 ft.	15 ft.	48 ft.	25 ft.
Estate	15 ft.	18 ft.	15 ft.	48 ft.	25 ft.
Special	15 ft.	18 ft.	15 ft.	48 ft.	25 ft.

## B. Rural Street

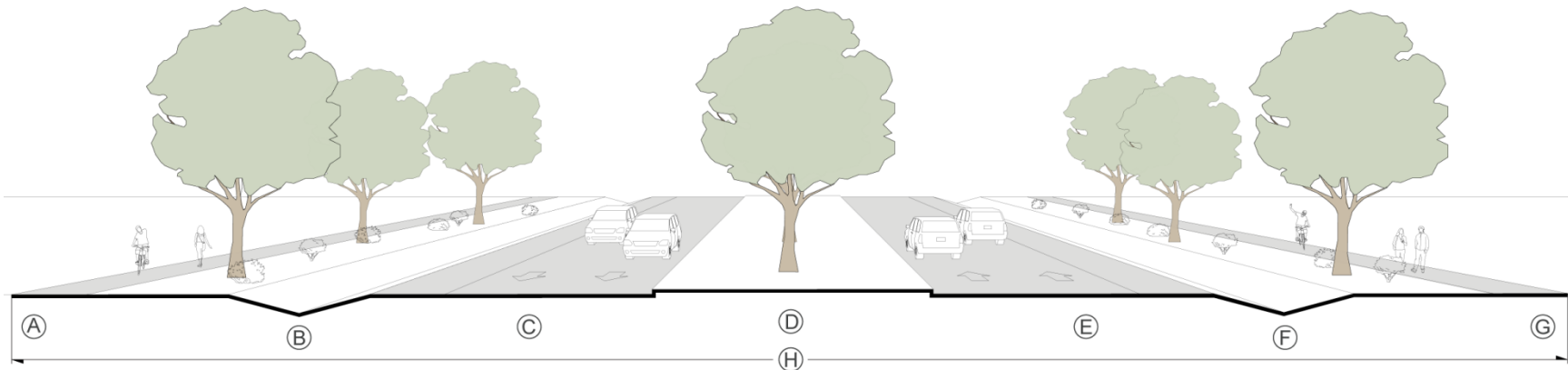
The Rural Street is a major local street intended for use where the predominant character is one of large lot residential, rural services, and agricultural uses. The Rural Street is only allowed within the Natural, Rural, Estate and Special contexts.



	Pedestrian Zone (min) A	Planting Zone + Ditch & Swale (min) B	Travel Zone + Shoulders (max) C	Planting Zone + Ditch & Swale (min) D	Pedestrian Zone (min) E	Right-of-Way F	Corner Radii (min)
Natural	5 to 10 ft.	15 ft.	32 ft.	15 ft.	5 to 10 ft.	72 to 82 ft.	25 ft.
Rural	5 to 10 ft.	15 ft.	32 ft.	15 ft.	5 to 10 ft.	72 to 82 ft.	25 ft.
Estate	5 to 10 ft.	15 ft.	32 ft.	15 ft.	5 to 10 ft.	72 to 82 ft.	25 ft.
Special	5 to 10 ft.	15 ft.	32 ft.	15 ft.	5 to 10 ft.	72 to 82 ft.	25 ft.

**C. Rural Parkway**

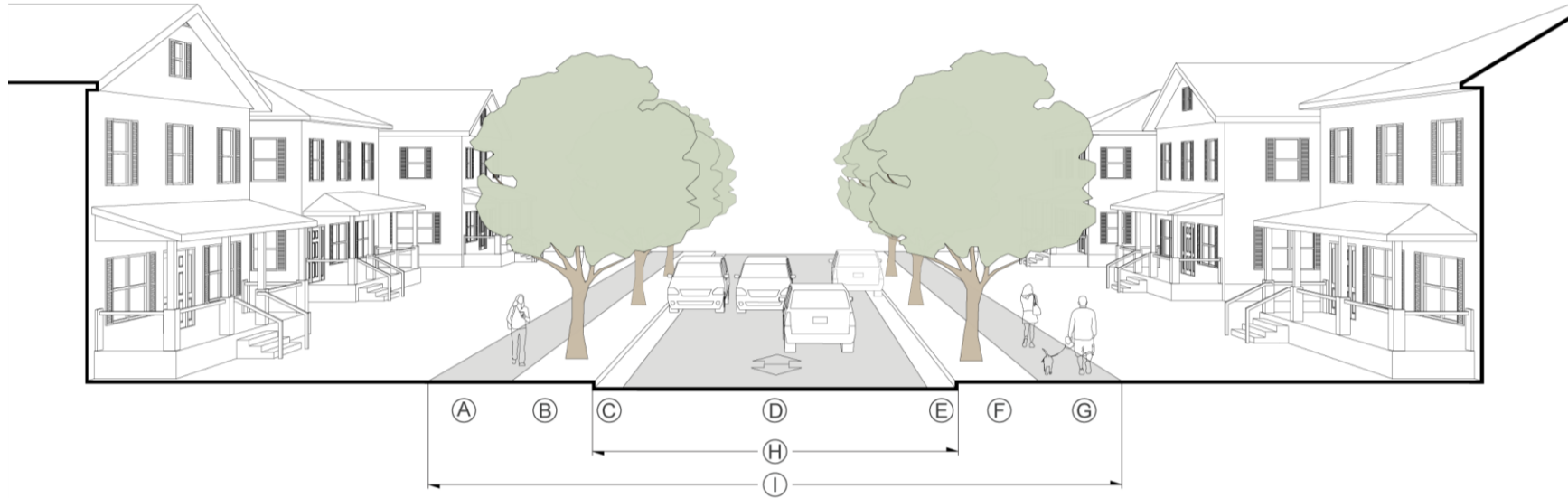
The Rural Parkway is a major connector street intended for use where the predominant character is one of large lot residential, rural services, and agricultural uses. The Rural Parkway is only allowed within the Natural, Rural, Estate, and Special contexts.



	Pedestrian Zone (min) A	Planting Zone + Ditch & Swale (min) B	Travel Zone + Shoulders C	Median (min) D	Travel Zone + Shoulders E	Planting Zone + Ditch & Swale (min) F	Pedestrian Zone (min) G	Right-of-Way H	Corner Radii (min)
Natural	5 to 10 ft.	30 ft.	32 ft.	30 ft.	32 ft.	30 ft.	5 to 10 ft.	164 to 174 ft.	25 ft.
Rural	5 to 10 ft.	25 ft.	32 ft.	25 ft.	32 ft.	25 ft.	5 to 10 ft.	149 to 159 ft.	20 ft.
Estate	5 to 10 ft.	20 ft.	32 ft.	20 ft.	32 ft.	20 ft.	5 to 10 ft.	134 to 144 ft.	20 ft.
Special	5 to 10 ft.	20 ft.	32 ft.	20 ft.	32 ft.	20 ft.	5 to 10 ft.	134 to 144 ft.	20 ft.

## D. Neighborhood Yield

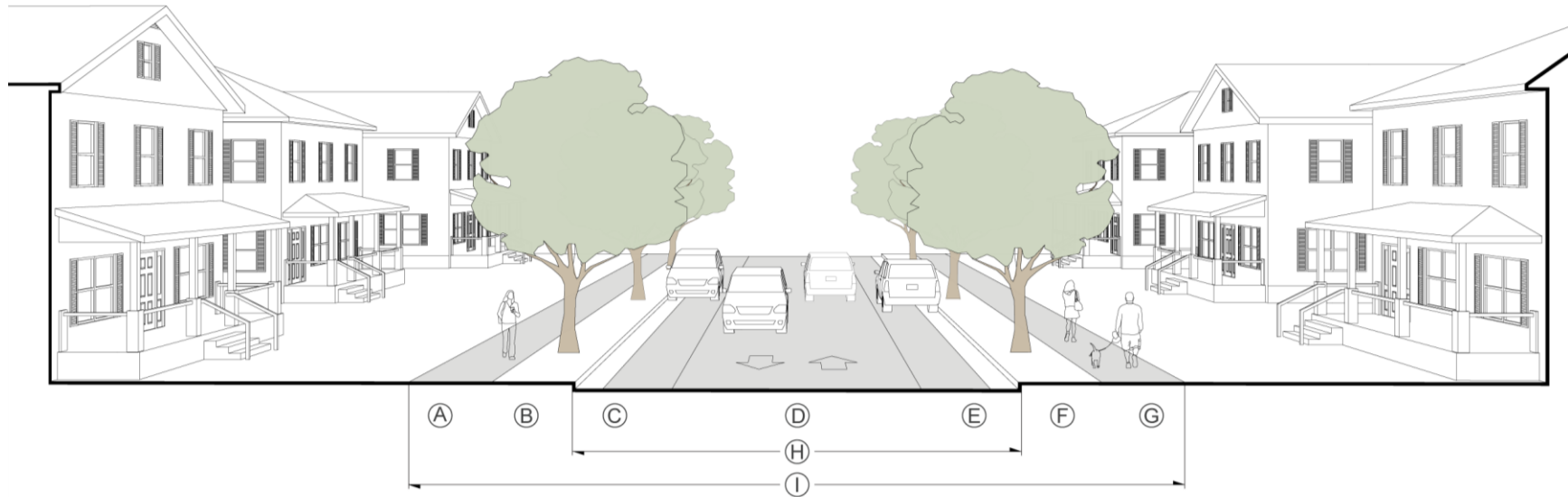
The Neighborhood Yield street is a minor local street intended for use where the predominant character is one of residential districts with compact buildings and short blocks. The Neighborhood Yield street is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Parking Zone + Curb & Gutter (min) C	Travel Zone (max) D	Parking Zone + Curb & Gutter (min) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	6 ft.	6 ft.	7 ft.	18 ft.	7 ft.	6 ft.	6 ft.	32 ft.	56 ft.	15 ft.
Urban	6 ft.	6 ft.	8 ft.	18 ft.	8 ft.	6 ft.	6 ft.	34 ft.	58 ft.	10 ft.

### E. Neighborhood Local

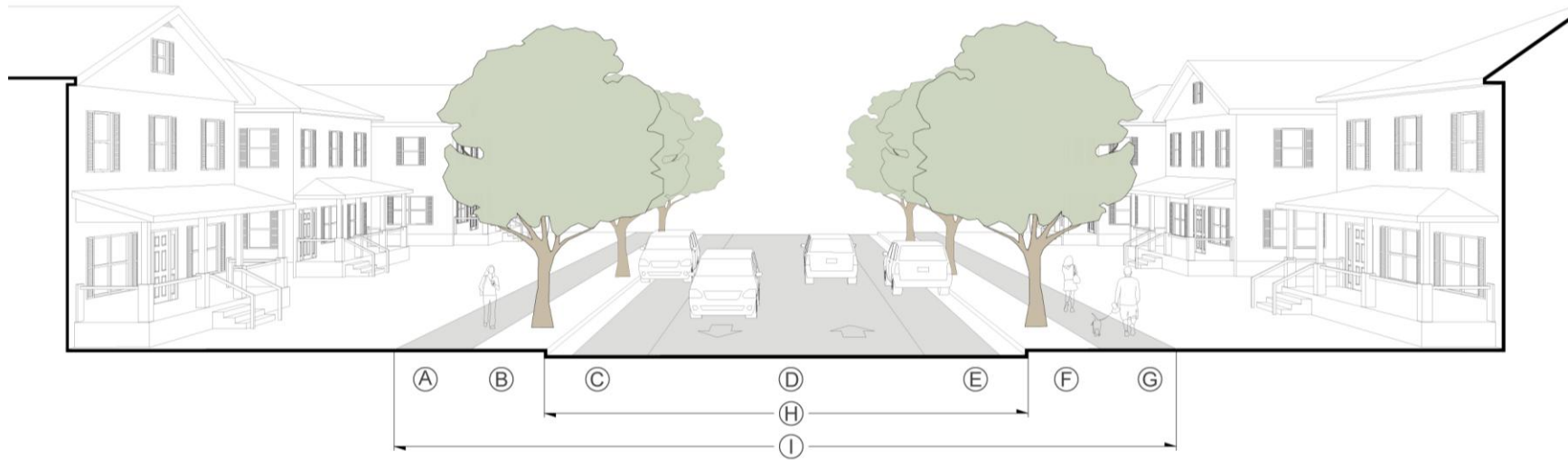
The Neighborhood Local street is a minor local street intended for use where the predominant character is one of large lot residential clusters and residential districts. The Neighborhood Local street is only allowed within the Countryside context, when used as part of a residential cluster development, and within the Suburban and Urban contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Parking Zone + Curb & Gutter (min) C	Travel Zone (max) D	Parking Zone + Curb & Gutter (min) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	6 ft.	6 ft.	7 ft.	18 ft.	7 ft.	6 ft.	6 ft.	32 ft.	56 ft.	15 ft.
Urban	6 ft.	6 ft.	8 ft.	18 ft.	8 ft.	6 ft.	6 ft.	34 ft.	58 ft.	10 ft.

## F. Neighborhood Street

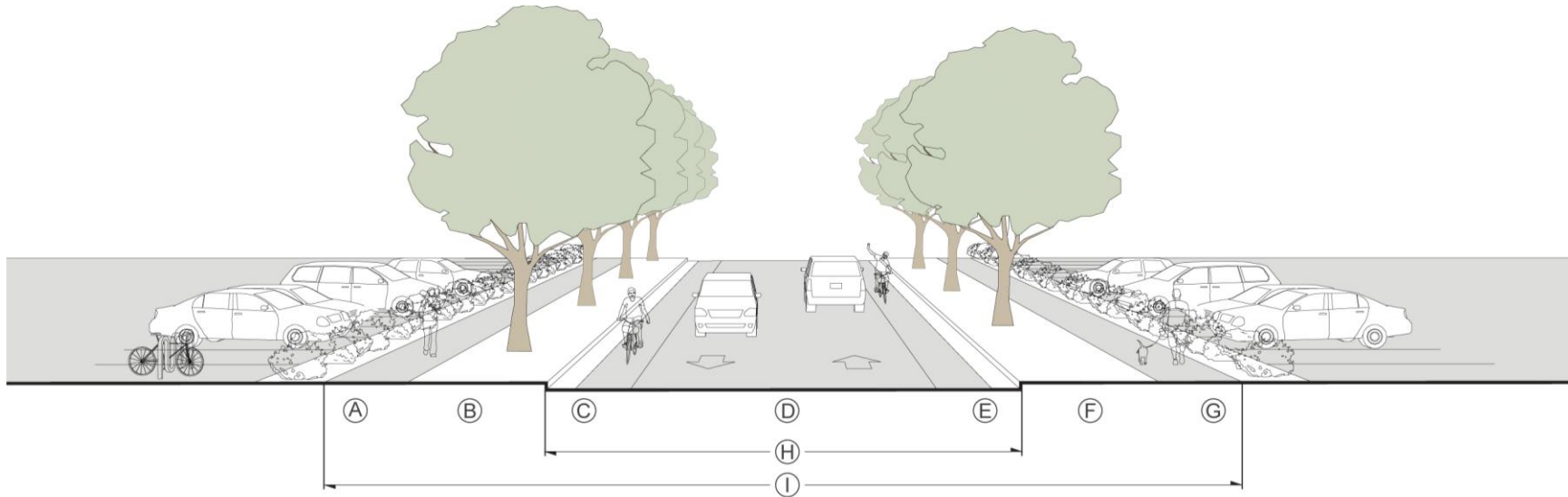
The Neighborhood Street is a major local street intended for use where the predominant character is one of large lot residential clusters and residential districts. The Neighborhood Street is only allowed within the Countryside context, when used as part of a residential cluster development, and within the Suburban and Urban contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Parking Zone + Curb & Gutter (min) C	Travel Zone (max) D	Parking Zone + Curb & Gutter (min) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	6 ft.	8 ft.	8 ft.	22 ft.	8 ft.	8 ft.	6 ft.	38 ft.	62 ft.	15 ft.
Urban	6 ft.	6 ft.	8 ft.	22 ft.	8 ft.	6 ft.	6 ft.	38 ft.	62 ft.	10 ft.

**G. Commercial Street**

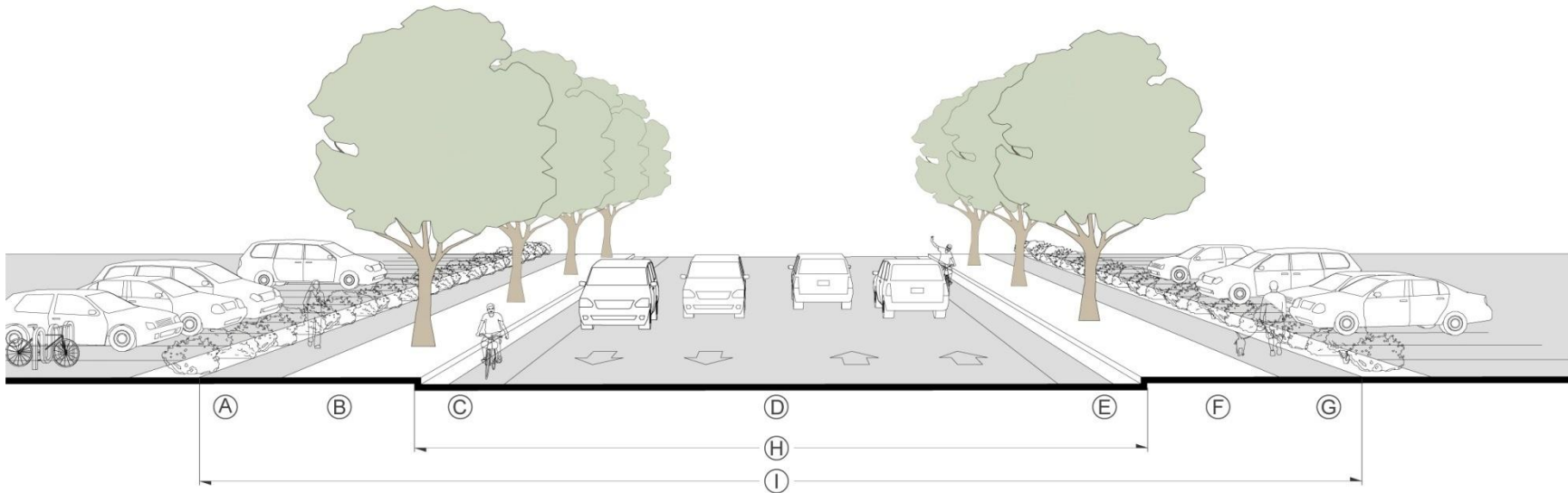
The Commercial Street is a minor connector street intended for use where the predominant character is one of auto dominated commercial corridors. The Commercial Street may also serve as a drive aisle within surface parking lots. The Commercial Street is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Bike Zone + Curb & Gutter (min) C	Travel Zone (max) D	Bike Zone + Curb & Gutter (min) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	6 ft.	10 ft.	7 ft.	22 ft.	7 ft.	10 ft.	6 ft.	36 ft.	68 ft.	15 ft.
Urban	6 ft.	10 ft.	7 ft.	22 ft.	7 ft.	10 ft.	6 ft.	36 ft.	68 ft.	10 ft.

## H. Avenue

The Avenue is a major connector street intended for use where the predominant character is one of auto dominated commercial corridors. The Avenue is only allowed within the Suburban and Urban contexts.

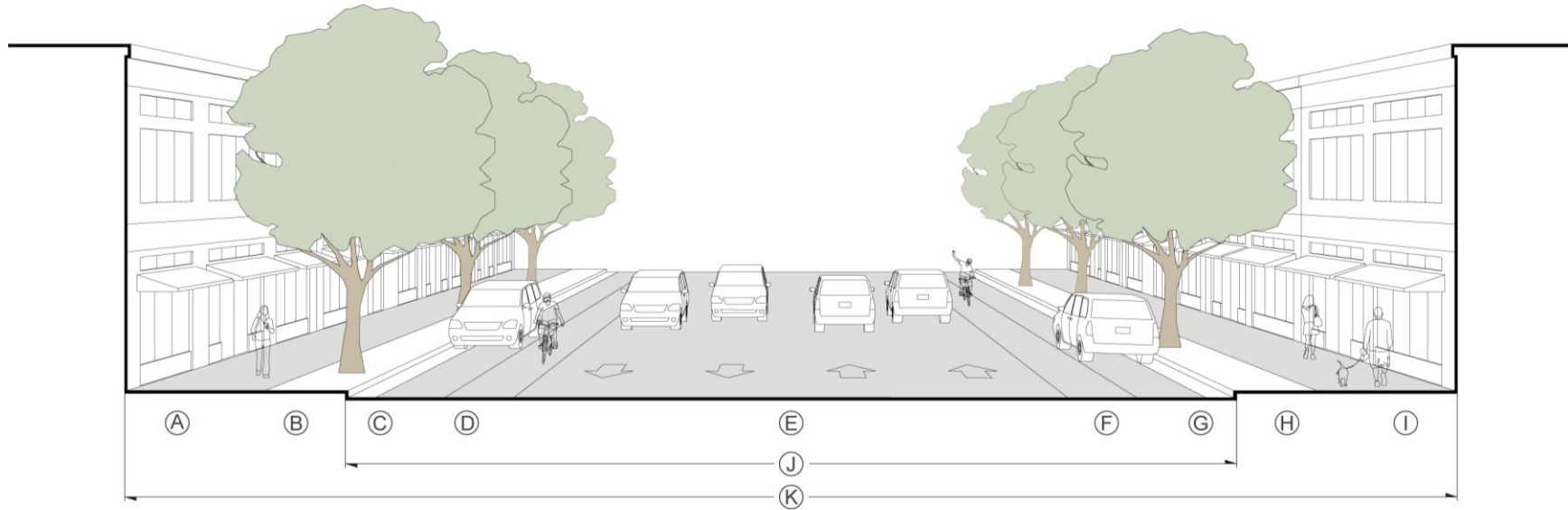


	Pedestrian Zone (min) A	Planting Zone (min) B	Bike Zone + Curb & Gutter (min) C	Travel Zone (max) D	Bike Zone + Curb & Gutter (min) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	6 ft.	10 ft.	7 ft.	44 ft.	7 ft.	10 ft.	6 ft.	58 ft.	90 ft.	15 ft.
Urban	6 ft.	10 ft.	7 ft.	44 ft.	7 ft.	10 ft.	6 ft.	58 ft.	90 ft.	10 ft.



**I. Avenue, Parallel Parking**

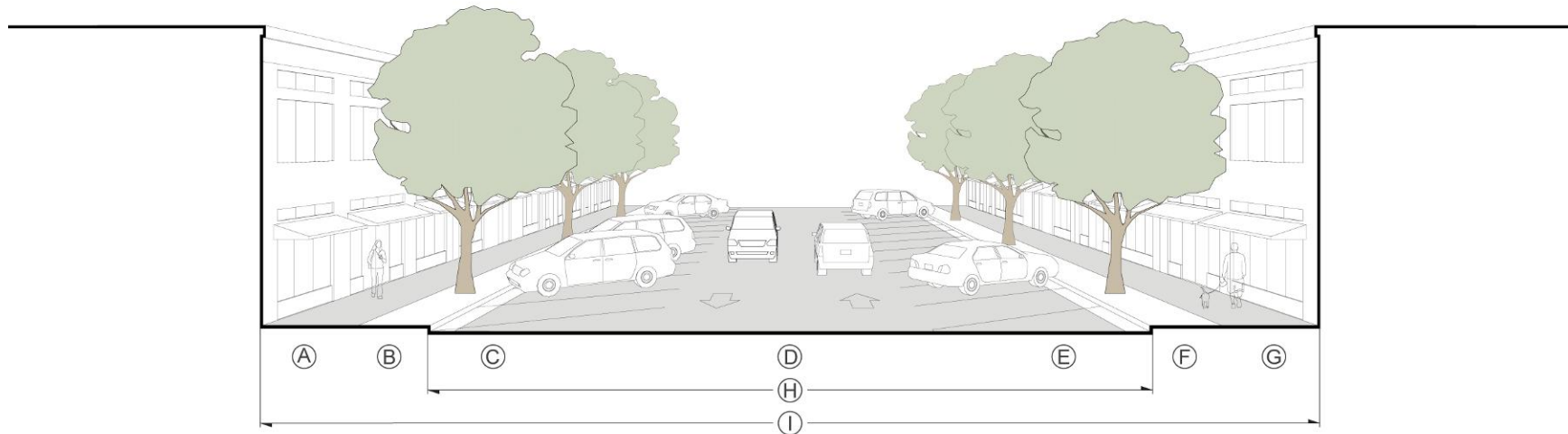
The Avenue, Parallel Parking is a major connector street with designated on-street parking. It is intended for use where the predominant character is one of mixed use and residential building types built close to the street. The Avenue, Parallel Parking is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Parking Zone + Curb & Gutter (max) C	Bike Zone (min) D	Travel Zone (max) E	Bike Zone (min) F	Parking Zone + Curb & Gutter (max) G	Planting Zone (min) H	Pedestrian Zone (min) I	Back of Curb to Back of Curb J	Right-of-Way K	Corner Radii (min)
Suburban	6 ft.	6 ft.	8 ft.	6 ft.	44 ft.	6 ft.	8 ft.	6 ft.	6 ft.	72 ft.	96 ft.	15 ft.
Urban	8 ft.	6 ft.	8 ft.	6 ft.	44 ft.	6 ft.	8 ft.	6 ft.	8 ft.	72 ft.	100 ft.	10 ft.

## J. Main Street, Angle (60°) Parking

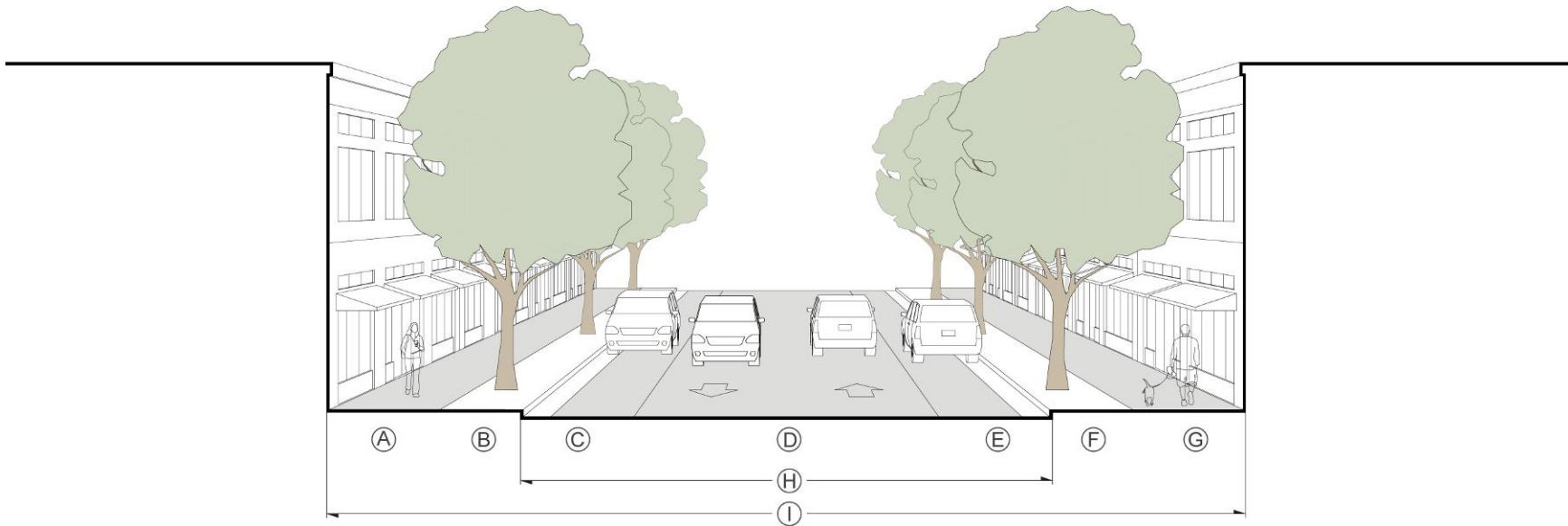
The Main Street, Angle (60°) Parking, is a minor connector street with designated on-street angle parking. It is intended for use where the predominant character is one of mixed use building types built close to the street in a traditional main street pattern. The Main Street, Angle (60°) Parking, is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) Ⓐ	Planting Zone (min) Ⓑ	Parking Zone + Curb & Gutter (max) Ⓒ	Travel Zone (max) Ⓓ	Parking Zone + Curb & Gutter (max) Ⓔ	Planting Zone (min) Ⓕ	Pedestrian Zone (min) Ⓖ	Back of Curb to Back of Curb Ⓗ	Right-of-Way Ⓘ	Corner Radii (min)
Suburban	8 ft.	6 ft.	18 ft.	24 ft.	18 ft.	6 ft.	8 ft.	60 ft.	88 ft.	12 ft.
Urban	10 ft.	6 ft.	18 ft.	24 ft.	18 ft.	6 ft.	10 ft.	60 ft.	92 ft.	10 ft.

**K. Main Street, Parallel Parking**

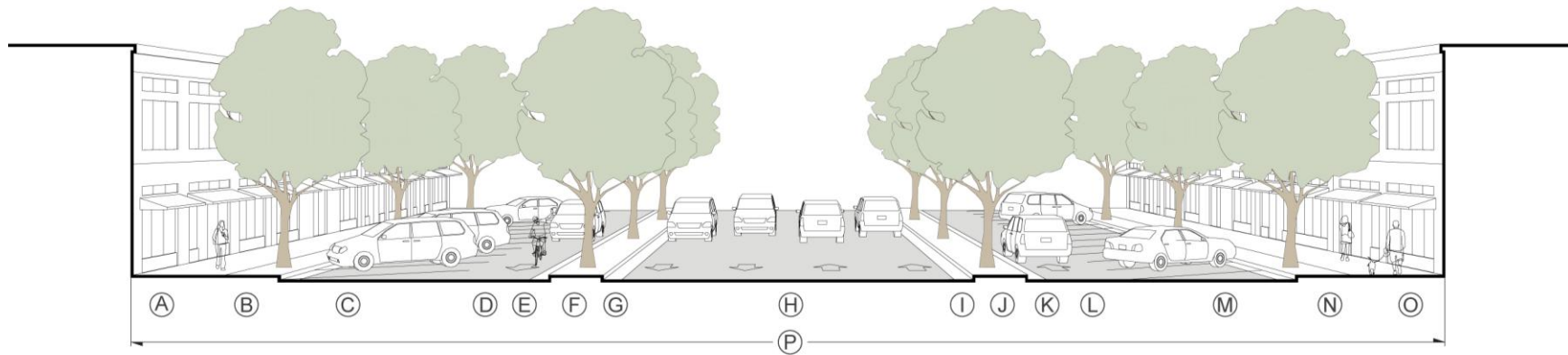
The Main Street, Parallel Parking, is a minor connector street with designated on-street parallel parking. It is intended for use where the predominant character is one of mixed use building types built close to the street in a traditional main street pattern. The Main Street, Parallel Parking, is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Parking Zone + Curb & Gutter (max) C	Travel Zone (max) D	Parking Zone + Curb & Gutter (max) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	8 ft.	6 ft.	8 ft.	22 ft.	8 ft.	6 ft.	8 ft.	38 ft.	66 ft.	10 ft.
Urban	10 ft.	6 ft.	8 ft.	22 ft.	8 ft.	6 ft.	10 ft.	38 ft.	70 ft.	10 ft.

### L. Multi-Way Boulevard, Angle (60°) Parking

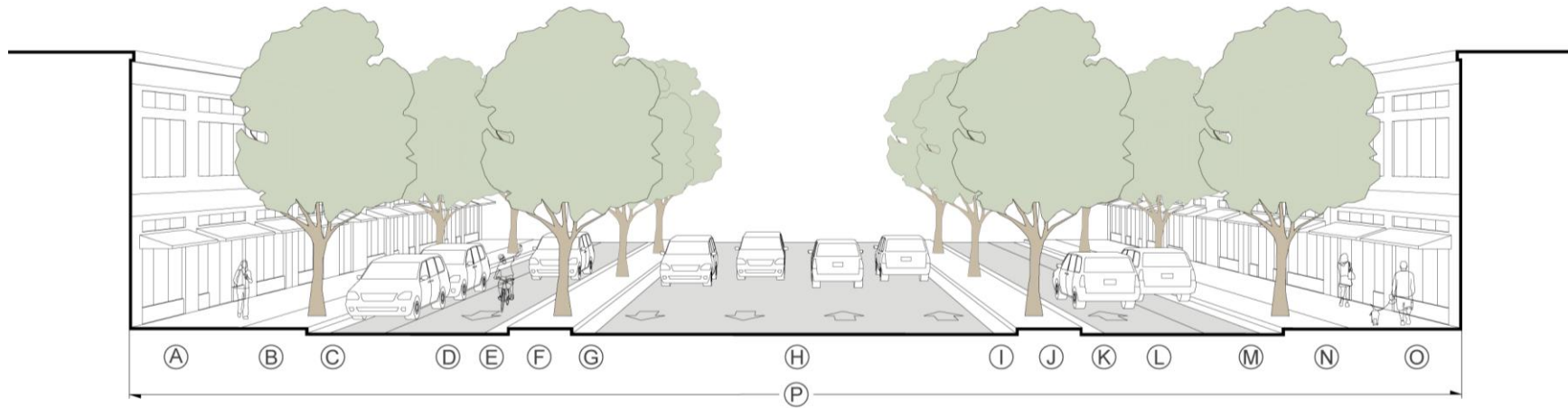
The Multi-Way Boulevard, Angle (60°) Parking, is a Major connector street with designated on-street angle parking on a frontage road. It is intended for use where the predominant character is one of mixed use building types built close to the street. The Multi-Way Boulevard, Angle (60°) Parking, is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) (A)	Planting Zone (min) (B)	Parking Zone + Curb & Gutter (max) (C)	Access Lane (max) (D)	Curb & Gutter (max) (E)	Planting Zone (min) (F)	Curb & Gutter (max) (G)	Travel Zone (max) (H)	Curb & Gutter (max) (I)	Planting Zone (min) (J)	Curb & Gutter (max) (K)	Access Lane (max) (L)	Parking Zone + Curb & Gutter (max) (M)	Planting Zone (min) (N)	Pedestrian Zone (min) (O)	Right-of-Way (P)	Corner Radii (min)
Suburban	8 ft.	6 ft.	18 ft.	12 ft.	2 ft.	6 ft.	2 ft.	44 ft.	2 ft.	6 ft.	2 ft.	12 ft.	18 ft.	6 ft.	8 ft.	152 ft.	15 ft.
Urban	10 ft.	6 ft.	18 ft.	12 ft.	2 ft.	6 ft.	2 ft.	44 ft.	2 ft.	6 ft.	2 ft.	12 ft.	18 ft.	6 ft.	10 ft.	156 ft.	10 ft.

**M. Multi-Way Boulevard, Parallel Parking**

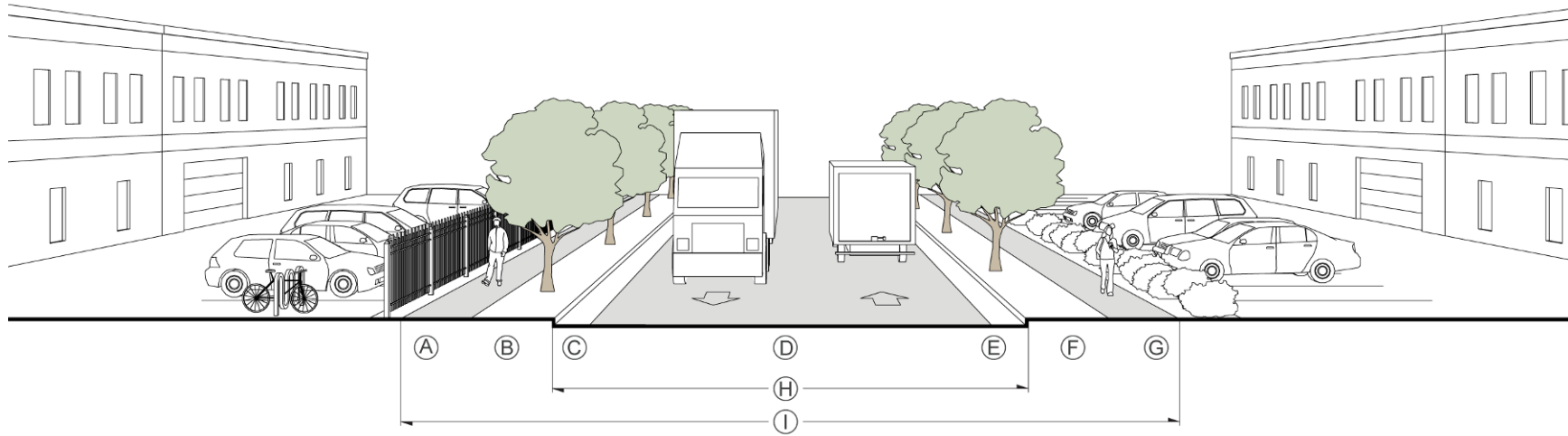
The Multi-Way Boulevard, Parallel Parking, is a Major connector street with designated on-street parallel parking on a frontage road. It is intended for use where the predominant character is one of mixed use building types built close to the street. The Multi-Way Boulevard, Parallel Parking, is only allowed within the Suburban and Urban contexts.



	Pedestrian Zone (min) (A)	Planting Zone (min) (B)	Parking Zone + Curb & Gutter (max) (C)	Access Lane (max) (D)	Curb & Gutter (max) (E)	Planting Zone (min) (F)	Curb & Gutter (max) (G)	Travel Zone (max) (H)	Curb & Gutter (max) (I)	Planting Zone (min) (J)	Curb & Gutter (max) (K)	Access Lane (max) (L)	Parking Zone + Curb & Gutter (max) (M)	Planting Zone (min) (N)	Pedestrian Zone (min) (O)	Right-of-Way (P)	Corner Radii (min)
Suburban	8 ft.	6 ft.	8 ft.	11 ft.	2 ft.	6 ft.	2 ft.	46 ft.	2 ft.	6 ft.	2 ft.	11 ft.	8 ft.	6 ft.	8 ft.	132 ft.	15 ft.
Urban	10 ft.	6 ft.	8 ft.	11 ft.	2 ft.	6 ft.	2 ft.	44 ft.	2 ft.	6 ft.	2 ft.	11 ft.	8 ft.	6 ft.	10 ft.	134 ft.	10 ft.

## N. Industrial Street

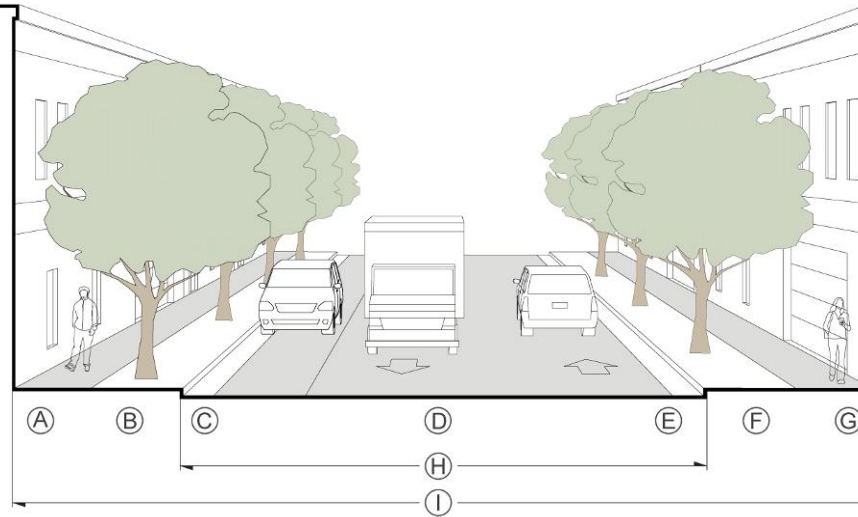
The Industrial Street is a major local street intended for use where the predominant character is one of heavy and light industrial uses in workshop building types. The Industrial Street provides ample room for truck movements and anticipates parking between the buildings and the street. The Industrial Street is only allowed within the Rural, Suburban and Special contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Curb & Gutter (max) C	Travel Zone (max) D	Curb & Gutter (max) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Rural	5 ft.	8 ft.	2 ft.	30 ft.	2 ft.	8 ft.	5 ft.	34 ft.	60 ft.	25 ft.
Suburban	5 ft.	8 ft.	2 ft.	30 ft.	2 ft.	8 ft.	5 ft.	34 ft.	60 ft.	25 ft.
Special	5 ft.	8 ft.	2 ft.	30 ft.	2 ft.	8 ft.	5 ft.	34 ft.	60 ft.	25 ft.

**O. Industrial Street Urban**

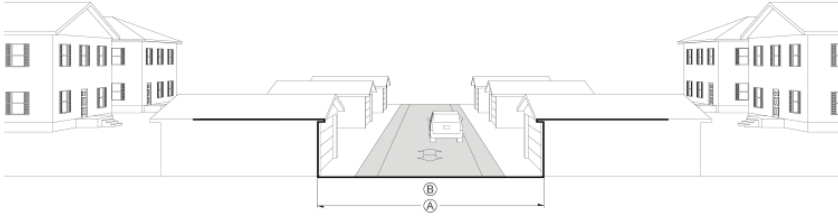
The Industrial Street, Urban is a major local street intended for use where the predominant character is one of heavy and light industrial uses in workshop building types built close to the street. The Industrial Street, Urban provides ample room for truck movements but anticipates little to no parking between the buildings and the street. The Industrial Street, Urban is only allowed within the Suburban, Urban and Special contexts.



	Pedestrian Zone (min) A	Planting Zone (min) B	Parking Zone + Curb & Gutter (max) C	Travel Zone (max) D	Curb & Gutter (max) E	Planting Zone (min) F	Pedestrian Zone (min) G	Back of Curb to Back of Curb H	Right-of-Way I	Corner Radii (min)
Suburban	7 ft.	8 ft.	8 ft.	28 ft.	2 ft.	8 ft.	7 ft.	38 ft.	66 to 70 ft.	25 ft.
Urban	7 ft.	6 ft.	8 ft.	28 ft.	2 ft.	6 ft.	7 ft.	38 ft.	62 to 64 ft.	20 ft.
Special	7 ft.	8 ft.	8 ft.	28 ft.	2 ft.	8 ft.	7 ft.	38 ft.	66 to 70 ft.	25 ft.

### P. Residential Alley

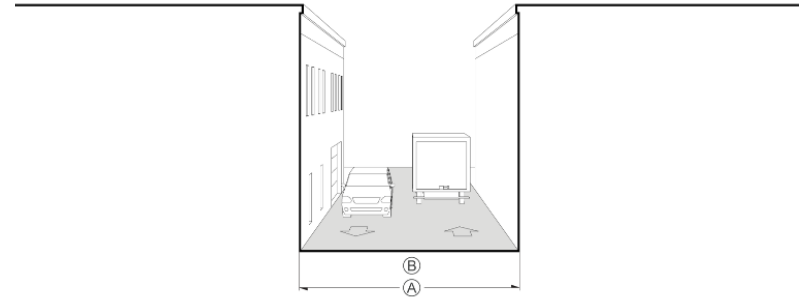
The Residential Alley is a right-of-way designed to provide access to the side or rear of residential building types whose principal frontage is on a street. The Residential Alley is allowed in the Suburban and Urban contexts.



	Travel Zone A	Right-of-Way B
Estate (Residential cluster only)	14 ft.	20 ft.
Suburban	14 ft.	20 ft.
Urban	14 ft.	20 ft.

### Q. Mixed Use Alley

The Mixed Use Alley is a right-of-way designed to provide access to the side or rear of mixed use building types whose principal frontage is on a street. The Mixed Use Alley is allowed in the Suburban, Urban and Special contexts.



	Travel Zone A	Right-of-Way B
Suburban	22 ft.	26 ft.
Urban	22 ft.	26 ft.



### 11.3.4 Alley Standards

- A. An alley or rear service drive shall be provided for all mixed use building types and all residential building types on lots less than 35 feet in width.
- B. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners may be cut off sufficiently to permit safe vehicular movement.
- C. Alleys and rear service drives shall be paved and dedicated to the public unless such alleys are part of a publicly-approved private street.

### 11.3.5 Street Layout

- A. Streets shall be aligned to join with planned or existing streets.
- B. Street offsets shall be approved by the Parish Engineer. Street jogs with centerline offsets of less than 125 feet shall be prohibited.
- C. All street Intersections shall approximate right angles.

### 11.3.6 Connectivity

#### A. Open Access

Developments shall provide roadways that remain permanently open to the public and provide community-wide access as part of an overall connected street network.

#### B. Connections

Applicants for the subdivision of land shall be required to provide sufficient external access points to the existing or future roadway network as follows; however, in the event of any conflict between the provisions of this section and Sec. 11.2, Block and Cul-de-sac Standards, the provisions of Sec. 11.2 shall control.

- 1. Any residential subdivision of greater than 50 lots shall include at least two access points. The second access may consist of a stub street.
- 2. Any residential subdivision of greater than 100 lots shall include at least two access points. Stub streets shall not be considered part of the two access points.

- 3. Residential subdivisions of 140 or more lots shall provide three separate access points.

#### C. Street Stubs

- 1. Street stubs into adjacent properties may be required to ensure adequate circulation. Existing stub streets, contiguous to the subject property, shall be connected to the proposed street system.
- 2. When connections to anticipated or proposed surrounding streets are required by Sec. 11.2, Block and Cul-de-sac Standards, the right-of-way shall be extended and the street developed to the property line of the subdivided property at the point where the connection to the anticipated or proposed street is expected.
- 3. The Parish Engineer may require a temporary turnaround at the end of any street stub when such turnarounds appear necessary to accommodate emergency or service vehicles.

### 11.3.7 Dead-End Streets and Alleys

- A. With the exception of stub streets to permit future street network extension, dead-end streets are prohibited.
- B. Dead-end alleys must be approved by the Parish Engineer.

### 11.3.8 Private Streets

Private streets and drives may be permitted subject to meeting the requirements of this development ordinance and the conditions set forth below.

- A. Private streets shall be the principal access between a public street and platted lots that do not abut a public street. Such private streets are not dedicated to the public and shall not be publicly maintained. The term "private street" may include both the pavement and areas of streets, drives, alleys or service roads within a development.
- B. The private streets shall be owned and maintained by a property owners association. The property owners association shall maintain all private streets to equivalent or better standards as the connecting public streets.

## 11.3.9 Street Names

- C. All private streets shall be constructed to equal or exceed the base materials, compaction, and final surfacing standards for public streets and must be certified as such by the applicable Parish Engineer. If curb, gutter, and sidewalk are not provided, drainage swales adjacent to the roadway shall be required.
- D. A private street shall be labeled as such on the final plat.

**11.3.9 Street Names**

Street names shall be approved by the Parish. The applicant shall propose street names for new streets which will be considered with respect to the following criteria:

- A. New streets shall be named so as to provide continuity of name with existing streets and to prevent conflict with identical or similar names in other parts of the Parish.
- B. Streets lying on approximately the same line shall have the same name unless the intervening space between the separate parts is greater than 1,000 feet

**11.3.10 Sidewalks**

- A. Sidewalks shall be installed in accordance with the applicable street standards established in 11.3.3, Street and Alley Dimensional Standards.
- B. All sidewalks and curb ramps shall be constructed by the developer in accordance with the West Feliciana Road Standards.

**11.3.11 Clear Sight Distance****A. Obstruction of View at Intersections**

- 1. For approach speeds of 30 mph or less no minimum sight distance is required.
- 2. For approach speeds of 35 mph or greater or when conditions such as significant changes in grade are present, or when determined by the Parish Engineer, sight distance shall meet the most recent AASHTO standards.

- 3. Excluding street trees and necessary utility or traffic structures, it shall be unlawful to construct or allow to remain, any fence, sign, movable object, hedge, shrub, or other plants that exceed 36 inches in height and obstruct the line of sight at street intersections or driveway and street intersections.
- 4. All street trees encroaching into the clear sight area shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the adjacent road surface.

## SEC. 11.4 UTILITIES

### 11.4.1 General

#### A. Natural, Rural, and Estate Contexts

1. Any lot in the Natural, Rural, or Estate context that is not connected to the sanitary sewer systems must be approved by the Louisiana Department of Health and Hospitals for alternative wastewater disposal prior issuance of a zoning permit.
2. Any lot in the Natural, Rural, or Estate context that is not connected to public water must be approved and meet all local and state requirements for the use of private water systems prior issuance of a zoning permit.

#### B. Suburban, Urban and Special Contexts

1. All lots in the Suburban, Urban and Special contexts shall be connected to the public water and sanitary sewer systems unless otherwise approved by the Louisiana Department of Health and Hospitals and the Police Jury.
2. Any lot not connected to the public water and sanitary sewer systems must be approved and meet all local and state requirements for the use of septic tanks or alternative sewage disposal systems, and private water wells prior issuance of a zoning permit.

#### C. Applicant to Pay Costs

Any applicant connecting to the public water or sanitary sewer systems shall pay all costs associated with such connection including but not limited to:

1. Water mains, customer services, meter boxes, valves, fittings, fire hydrants and all appurtenances to make a complete operating water system within the subdivision or other development;
2. A complete sanitary sewer system including laterals and mains, manholes, clean-outs, customer service, tees, lift stations, force mains, lines, and all appurtenances.

3. Stormwater improvements as required or according to plans adopted.

#### D. Parish Standards

The design, materials, installation, and testing of all water and wastewater systems shall be done in accordance with the West Feliciana Parish Specifications.

### 11.4.2 Water

- A. It shall be the responsibility of the applicant to provide a connection to a public water supply system or to a private water supply system approved by the Louisiana Department of Health and Hospitals.
- B. The design and construction of any connection to a public water system shall comply with Parish materials, installation and testing specifications and be approved by the Louisiana Department of Health and Hospitals.
- C. Unless otherwise approved by the Parish Engineer, water systems shall be a minimum of three inches in diameter and of sufficient size to furnish adequate domestic water supply and to furnish fire protection and water services to all lots serviced.
- D. Fire flows for both public connections and private wells are required to conform to West Feliciana Parish standards.

### 11.4.3 Waste Treatment

- A. When public sewers are within reasonable access to a proposed subdivision in the Suburban context, the subdivider shall provide public sewer facilities to each lot.
- B. The design and construction of any connection to a public sewer system shall comply with West Feliciana Parish Police Jury Wastewater Specifications and be approved by the Louisiana Department of Health and Hospitals.
- C. The subdivider shall provide sewers of the diameter necessary to serve the subdivision. The subdivider shall also provide for sewers to the boundary of his property for any future upstream development but shall only be required to pay for sewers with a capacity equal to or less than a 12 inch diameter pipe serving upstream development.

**11.4.4 Electric and Other Utilities**

- A.** Where functionally feasible, all new electric services in the Estate, Suburban and Urban contexts shall be placed underground. Temporary construction service may be permitted above ground.
- B.** All other utilities, including but not limited to natural gas, telephone and cable, shall be located underground.
- C.** The applicant shall make the necessary arrangements including the provision of any easements to or any construction or installation charges with each of the serving utilities for the installation of such facilities and shall be subject to all applicable laws and regulations for their construction.
- D.** All above ground utilities and all above ground transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, and other facilities necessarily appurtenant to utilities shall be placed in a screened location approved by West Feliciana Parish. Such locations shall remain clear of any sidewalk, bicycle or pedestrian way.
- E.** Electric transmission and distribution feeder lines and communication long-distance trunk and feeder lines and necessary appurtenances may be placed above the ground. Such facilities shall be placed within easements or public rights-of-way provided all poles and lines remain clear of any sidewalk, bicycle or pedestrian way.

## ARTICLE 12. DEVELOPMENT STANDARDS

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## **SEC. 12.1 PARKING**

### **12.1.1 Applicability**

- A.** Unless specifically exempt, all existing and proposed development shall provide parking facilities and manage access in accordance with this article. No certificate of occupancy may be issued until these standards have been met.
- B.** With the exception of restriping a parking area or other vehicular use area which does not result in a reconfiguration of the parking spaces, any modification to existing parking facilities shall conform to the requirements of this article.
- C.** Buildings and uses lawfully existing as of the effective date of this Development Ordinance may be renovated or repaired without providing additional parking facilities, provided there is no increase in gross floor area or change in use of existing floor area that would increase parking demand.
- D.** Where a building or use existed as of the effective date of this Development Ordinance, and the building or use is enlarged in gross floor area or impervious area, by ten percent or 2,000 square feet, whichever is less, parking as specified in this article shall be required for the enlarged area. The addition of an accessory building or structure shall be considered an enlargement of the building or use.
- E.** A change in use after the effective date of this development ordinance shall require additional parking facilities to comply with the requirements of this article for the new use unless:
  - 1.** The building is less than 4,000 square feet in floor area; or
  - 2.** The new use has the same parking requirement or a lesser requirement than the previous one.

## 12.1.2 Parking Requirements

### A. General Provisions

#### 1. Parking Required

No use shall provide less than the minimum number of parking spaces required under this section. Required parking may be for fee or at the discretion of the property owner or occupier.

#### 2. Location of Parking Spaces

Unless otherwise approved in an alternative parking plan under 12.1.5, Alternative Parking Plan, parking spaces shall be located as set forth below.

##### a. Single-Family House, Attached House, and Row House

- i. Required parking spaces shall be located on the same lot and shall not be located within the required front yard setback.
- ii. Garage and carport placement shall meet the requirements of 9.5.1, Garage and Carport Placement.

##### b. Apartment, and Mixed Use Building Types

- i. All required parking spaces shall be located on the same site or on off-site land within 100 feet of the building, structure or use served (measured from the nearest point of the parking area to the nearest point of the building, structure or use served by such parking lot).
- ii. All off-street parking shall be arranged so that no vehicle is forced onto any public street to gain access from one parking aisle to another parking aisle.

### B. Parking Ratios

#### 1. Calculation of Ratios

##### a. Mixed Uses

Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.

#### b. Fractional Measurements

Where fractional spaces result, the parking spaces required shall be the next highest whole number.

#### 2. Minimum

The following minimum parking ratios apply to all zoning districts. Where in the opinion of the applicant, a listed ratio requires too much or too little parking, the applicant may provide an alternative parking plan with data submitted in support of higher or lower ratios.

#### 3. Required Parking Ratios

Unless specifically reduced in 12.1.2B.8, Parking Reductions by Context Area, the following parking ratios shall apply to all development.

<b>PARKING RATIOS</b>	<b>Specific Use</b>	<b>Minimum Parking</b>
<b>Residential</b>		
Household Living	Detached living	2.0 per unit (on site)
	If on lot less than 30 ft in width	1.0 per unit (on site)
	Accessory dwelling	1.0 per unit
	Attached living	1.0 per unit
	Multifamily living, Upper-story living	1.25 per each Studio/Efficiency unit 1.50 per each 1 bedroom unit 1.75 per each 2 bedroom unit 2.00 per each 3 bedroom unit
	All other uses	2.0 per unit
Group Living	All uses	1.0 per 300 SF of GFA
Social Service	All uses	1.0 per 300 SF of GFA
<b>Civic</b>		
Civic	College or university	1.0 per 400 SF of GFA
	Community Garden	1.0 per 5,000 SF of outdoor use area
	Convention center	1.0 per 500 SF of GFA
	Place of worship	1.0 per 5 seats in main worship space
	All other uses	1.0 per 300 SF of GFA
Parks & open space	All uses	As determined by Administrator
Utilities	All uses	1.0 per 250 SF of GFA (office)
<b>Commerce</b>		
Day care	All uses	1.0 per 300 SF of GFA
Indoor recreation	All uses	1.0 per 250 SF of GFA
Medical	Hospital	0.50 per bed
	Medical, dental office or chiropractor	1.0 per 150 SF of GFA
	All other uses	1.0 per 250 SF of GFA
Office	All uses	1.0 per 250 SF of GFA
Outdoor recreation	Campground, travel trailer park, RV park	1.0 per space
	Golf course or country club	3.0 per hole + 2.0 per court
	Horse stable, riding academy equestrian center	1.0 per each 5 stalls
	Stadium or arena	1.0 per 4 seats
	All other uses	1.0 per 5,000 SF (outdoor use area)

<b>PARKING RATIOS</b>	<b>Specific Use</b>	<b>Minimum Parking</b>
<b>Commerce (continued)</b>		
Overnight lodging	All uses	1.0 per guest room + 1.0 per 300 SF of conference, banquet, restaurant
Personal service	If less than 4,000 SF of GFA	1.0 per 1,000 SF of GFA
	All other uses	1.0 per 300 SF of GFA
Restaurant/Bar		1.0 per 200 SF of GFA
Retail sales	If less than 4,000 SF of GFA	1.0 per 1,000 SF of GFA
	All other uses	1.0 per 300 SF of GFA
Vehicle sales	All uses	1.0 per 500 indoor SF GFA + 1.0 per 10,000 SF outdoor lot area
Water-oriented	All uses	1.0 per every 3 wet or dry slips
<b>Industrial</b>		
Heavy industrial	All uses	1.0 per 600 SF GFA (office) + 1.0 per 4,000 SF GFA
Light industrial	All uses	1.0 per 600 SF GFA (office) + 1.0 per 4,000 SF GFA
Research & development	All uses	1.0 per 300 SF GFA (office)
Self-service storage	All uses	1.0 per 250 SF GFA (non-storage) + 1.0 per every 50 storage units
Vehicle service	All uses	3.0 per bay or 1.0 per 250 SF GFA, as applicable whichever is greater
Warehouse & distribution	All uses	1 per 500 SF GFA office space + 1 per 4,000 SF indoor storage area
Waste-related service	All uses	1.0 per 250 SF GFA (office) + 1.0 per 4,000 SF GFA
Wholesale trade	All uses	1.0 per 250 SF GFS (office) + 1.0 per 4,000 SF of indoor storage
<b>Open</b>		
Agriculture	All uses	1.0 per 250 SF GFA (office)
Agricultural airstrip	All uses	1.0 per 250 SF GFA (office) + 1.0 per 5,000 SF of hanger area
Resource Extraction	All uses	1.0 per 250 SF GFA (office)

**SF = Square Feet**

**GFA = Floor Area**



**4. Maximum**

- a. No use shall provide more than 125 percent or one additional space (whichever is greater) of the required parking shown in the table above unless any parking above the 125 percent threshold is provided on pervious surface or as underground or structured parking.
- b. Where a project is intended to be developed in phases, the Administrator may approve development of a parking area intended to serve current and future development.

**5. Unlisted Uses**

The parking space requirements for a use not specifically listed in the table shall be the same as for the listed use deemed most similar to the proposed use by the Administrator

**6. Administrative Modification**

The Administrator may reduce the required number of spaces by up to five percent for reasons of topography, tree protection or other natural conditions specific to the site.

**7. Credit for On-Street Spaces**

On-street parking spaces located immediately abutting the subject parcel, lying entirely within the extension of the side lot lines into the roadway and not within any required clear sight distance, may be counted toward meeting these parking requirements.

**8. Parking Reductions by Context Area****a. Provision of Structured Parking**

Where parking is provided in a structure, the required total number of spaces may be reduced by 10 percent.

**b. Access to Car-Sharing Program**

A residential project or a mixed use project with a residential component providing an active car-share program may reduce the total number of required parking spaces. The reduction shall equal

five spaces per car-share vehicle available on-site to residents of the project.

**c. Tree Preservation**

The Administrator may approve a reduction in the total number of required parking spaces by one space for every tree over 24 inches in diameter at breast height preserved within the parking area. The maximum reduction allowed for tree preservation is five percent of the total required parking spaces.

**d. Parking Reductions in a Designated Downtown**

No parking is required in a designated downtown area located within an Urban context. Where parking is provided, it must meet the dimensional standards of this section.

**C. Large Vehicle Parking in Residential Districts****1. Commercial Vehicles**

- a. The overnight parking, servicing, repair and storage of trucks, buses, vans and tractors in excess of 6,000 lbs. vehicle empty weight, as listed on the vehicle registration form, is prohibited in the Suburban and Urban contexts.
- b. The overnight parking, servicing, repair and storage of trailers in excess of 2,500 lbs. empty weight as listed on the trailer registration form is prohibited in the Suburban and Urban contexts.
- c. In addition to the vehicles listed above, stake-bed trucks, flatbed trucks, box trucks, step vans, tow trucks, wreckers, bucket trucks, or vehicles converted for the sale of food are prohibited from overnight parking in the Suburban and Urban contexts, regardless of their empty vehicle weight.
- d. The overnight parking, servicing, repair and storage of construction equipment is prohibited in the Suburban and Urban contexts, except in connection with authorized active construction on the premises or when located in an industrial district.

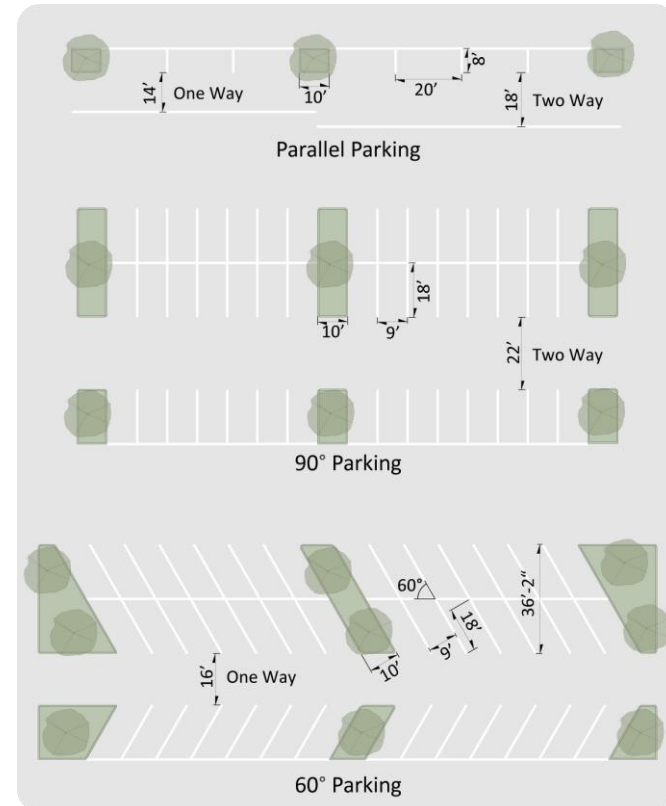
## 2. Recreational Vehicles and Equipment

- a. For the purpose of this section, recreational vehicles and equipment are defined as including boats, travel trailers, camping trailers, truck campers, motor homes, private motor coaches and van conversions, as licensed by the State.
- b. Recreational vehicles or equipment may be parked and stored in any large lot residential or residential district within the Natural, Rural, Estate, Suburban, or Urban contexts provided the vehicle or equipment meets the following standards.
  - i. Is operational with current license tags.
  - ii. Is on the property of the owner or tenant who resides at the residence.
  - iii. Is the personal property of the owner or tenant.
  - iv. Is not parked in any required front yard setback.
- c. No lot or parcel of land shall contain more than one boat and one recreational vehicle stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes. In addition, no such vehicle or equipment shall be connected to utility services except in preparation for departure.
- d. Recreational vehicles and equipment may not be parked or stored in any required set back and must be located on a paved or gravel pad behind the front plane of the principal building or structure on the lot.

## 12.1.3 Parking Area Design Standards

### A. Parking Space Layout

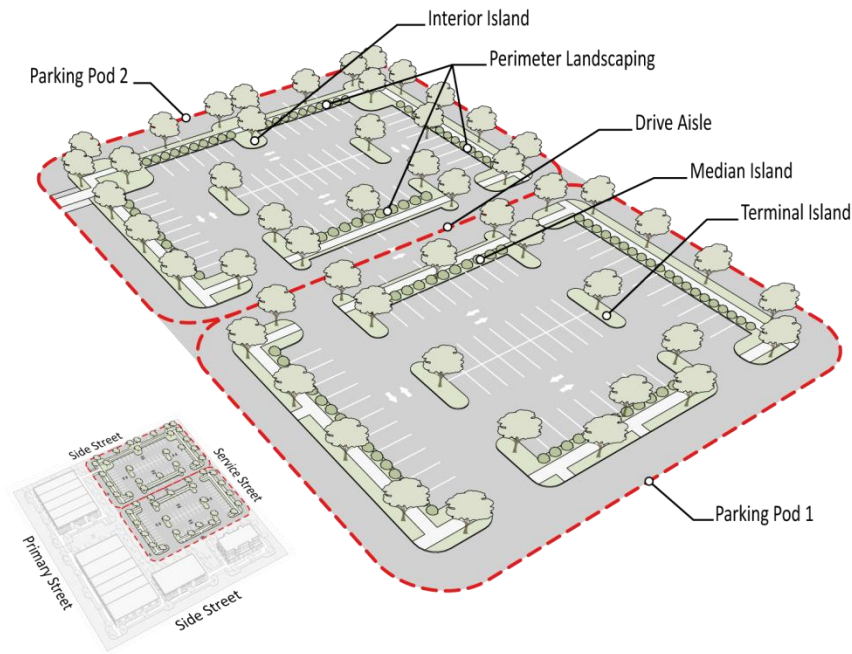
1. Parking space layout shall meet the following dimensions.



2. Parking spaces using geometric standards other than those specified above may be approved if developed and sealed by a registered engineer with expertise in parking facility design subject to a determination by the Administrator, that the proposed facility will satisfy these parking requirements as adequately as would a facility using the dimensions specified above.

## B. Parking Pod

Parking areas located within 50 feet of an adjacent property or public street right-of-way and consisting of more than 20 parking spaces shall be organized into parking pods that are separated by the following perimeter landscaping and island plantings.



### 1. Perimeter Landscaping

Perimeter landscaping shall be a minimum of five feet wide, landscaped with shrubs installed at a rate of one for every 15 square feet of landscaped area. Selected shrubs shall not exceed a mature or maintained height of three feet. In the Urban and Center contexts a wall a minimum of 30 inches located in a three-foot planting strip may be substituted for the shrubs.

### 2. Interior Islands

- An interior landscaped island shall be provided for every 10 spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree.
- Interior islands shall be distributed throughout the parking area, with no parking space located more than 100 feet from a planting island.
- Interior islands shall be distributed throughout the parking area, with no parking space located more than 100 feet from a planting island.

### 3. Terminal Islands

All rows of spaces shall terminate in a curbed landscaped island. Each island shall conform to the specifications described for interior islands above.

### 4. Median Islands

- A median island with a minimum width of eight feet inside the curb shall be sited between every six single parking rows and along primary internal and external access drives.
- Each median island shall be planted at the rate of one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
- Median intervals may be expanded in order to preserve existing trees, where approved by the Administrator.
- A median island may also serve as the location for a sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of five feet wide, and the remaining planting area shall be no less than five feet wide.

### 5. Maximum Parking Area Pod Size

Parking areas shall be broken up by landscaped area, tree islands, and buildings into pods containing no more than 160 parking spaces.

## **6. Accessible Parking**

Accessible parking shall be provided in compliance with the Americans with Disabilities Act Accessibility Guidelines, as determined by the State Fire Marshal.

## **C. Surfacing**

### **1. Surfacing Required**

Except as provided below, where parking facilities or any other vehicular use area are provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.

### **2. Pervious Parking Surfaces**

- a.** All parking spaces may be surfaced with pervious parking surface that is engineered for parking or driveways.
- b.** Where an existing tree is adjacent to parking, paver bricks or other pervious surface shall be used within the dripline of the tree. No parking shall be located closer than five feet from the trunk of an existing tree.
- c.** Where provided, pervious parking surfaces shall be maintained in a smooth, well-graded condition.

## **D. Setback**

- 1.** All off-street parking must observe the required parking setback for the appropriate building type and zoning district, and in all cases, a minimum parking setback of not less than five feet, and a side setback on a corner lot of not less than five feet.
- 2.** In the event any parking abuts a walkway, sidewalk or street, the parking shall be separated by curbing or other protective device with a minimum distance of five feet between the protective device and the edge of the walkway, sidewalk or street.
- 3.** All parking shall be separated from buildings by a minimum distance of three feet.

## **E. Landscaping**

Parking lots must be landscaped in accordance with, Parking Landscaping.

## **F. Striping**

All parking areas in the Suburban, Urban or Special contexts that are over 2,000 square feet or containing more than five individual off-street parking spaces shall stripe their required parking spaces.

## **G. Curbs**

Where parking facilities or any other vehicular use areas are provided, they shall have curbs or wheel stops to prevent vehicles from overhanging adjacent property or landscaped areas. Where vehicles will overhang over medians or islands, shrubs and trees shall be planted a minimum of two feet from back of the curb or wheel stop. Where pervious parking surfaces or swales are provided, the Administrator may allow wheel stops in place of curbs.

## **H. Drainage**

### **1. Required**

Where parking facilities or any other vehicular use areas are provided, they shall be drained so as not to cause any nuisance on adjoining or nearby properties.

### **2. Grade**

The maximum grade permitted for any required parking shall not exceed eight percent.

## **12.1.4 Bicycle Parking**

In order to enhance multi-modal transportation opportunities, the following standards for bicycle parking shall be met.

- A.** New mixed use building types shall provide a minimum of four bicycle parking spaces (two high-quality inverted "U" racks). Nonresidential development providing more than 20 but less than 100 vehicle parking spaces shall be required to provide six bicycle parking spaces. An additional bicycle parking space shall be provided for each additional 15 vehicle parking spaces, or fraction thereof. A maximum of 24 bicycle parking spaces shall be required under this paragraph.

- B.** Bicycle parking facilities shall be located within 200 feet of the main building entrance, in areas with natural surveillance.
- C.** Bicycle parking facilities shall be high-quality, inverted “U”- type construction. Alternative high-quality bicycle parking facilities may be approved by the Administrator if they can be shown to:
  - 1.** Provide adequate theft protection and security; and
  - 2.** Support the bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

### 12.1.5 Alternative Parking Plan

#### A. Applicant-Submitted Parking Data

The Administrator may modify the parking requirements of this article when an applicant submits parking data, prepared and sealed by a registered engineer in the State of Louisiana with transportation expertise, which illustrates that the standards of this Article do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.

#### B. Off-Site Parking

The Administrator may approve the location of required parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with the all of following standards.

##### 1. Ineligible Activities

- a.** Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking), convenience stores or other convenience-oriented uses.
- b.** Required parking spaces reserved for persons with disabilities may not be located off-site.

##### 2. Location

Off-site parking spaces shall be located within 750 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area.

##### 3. Zoning Classification

Off-site parking areas shall be located within a district which would permit the use to which such parking is accessory.

##### 4. Agreement

- a.** In the event that an off-site parking area is not under the same ownership as the principal use served, a legally binding written agreement between the record owners of the property establishing the duration and conditions associated with the off-site parking.
- b.** An off-site parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

#### C. Shared Parking

The Administrator may allow shared parking facilities if the shared parking complies with all of the following standards:

##### 1. Ineligible Activities

Required parking spaces reserved for persons with disabilities may not be located off-site.

##### 2. Location

Shared parking spaces shall be located within 750 feet of the primary entrance of all uses served, unless shuttle bus service is provided to the parking area.

##### 3. Zoning Classification

Off-site parking areas shall be located within a district which would allow the use to which such parking is accessory.

#### 4. Shared Parking Study

Applicants shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall address, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking for all uses that will be sharing the parking spaces.

#### 5. Agreement

- a. A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator.
- b. A shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

#### D. Valet Parking

The Administrator may approve valet parking as a means of satisfying parking requirements if the valet parking meets all of the following standards:

1. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services;
2. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles.
3. Valet parking drop-off locations shall meet the requirements for stacking areas.
4. The design of the valet parking shall not cause customers who do not use the valet service to park off-premise or cause queuing in the right-of-way.

#### E. Recording of Approved Plans

An attested copy of an approved alternative parking plan and any associated agreements shall be recorded in the deed records for West Feliciana Parish. The applicant shall provide proof of recording prior to approval of the certificate of occupancy.

#### F. Amendments

An alternative parking plan may be amended by following the same procedure required for the original approval.

### 12.1.6 Stacking and Queuing Spaces

The following stacking standards shall apply unless otherwise expressly approved by the Administrator. The Administrator may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

#### A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

Stacking & Queuing	Minimum Spaces	Measured From
Automated teller machine	3	Machine
Bank teller lane	4	Teller or window
Car lubrication stall	2	Entrance to stall
Car wash stall, automated	4	Entrance to wash bay
Car wash stall, hand-operated	3	Entrance to wash bay
Day care drop off	3	Passenger loading area
Gasoline pump island	2	Pump island
Parking area, controlled entrance	4	Key code box
Restaurant drive through	6	Order box
Restaurant drive through	2	Order box to pick-up window
Valet parking	3	Valet stand
School (public and private)	n/a	Determined by Administrator
Other	n/a	Determined by Administrator

**B. Design and Layout**

Required stacking spaces are subject to the following design and layout standards:

**1. Dimensions**

Stacking spaces shall be a minimum of nine feet by 20 feet in size.

**2. Location**

Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of parking spaces.

**3. Design**

Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Administrator for traffic movement and safety.

**SEC. 12.2 ACCESS MANAGEMENT****12.2.1 General Standards**

- A.** All buildings shall be located on a site abutting a public or private street built in accordance with Sec. 11.3, Street and Alley Standards, and Sec. 11.2, Block and Cul-de-sac Standards.
- B.** Unless otherwise approved by the Parish Engineer, all liner buildings must take vehicular access from within the site.
- C.** Unless otherwise approved by the Parish Engineer, all nonresidential sites abutting an arterial street must provide a shared access easement with a minimum paving width of 22 feet when abutting another mixed use or nonresidential property.
- D.** No vehicle or obstacle may block driveways intended for use as a fire lane, or cross-access easement.

**12.2.2 Access to Arterial Streets**

- A.** Direct driveway access from any lot less than 100 feet wide to an existing or proposed arterial street shall be prohibited.
- B.** When a non-residential site is abutting an existing or proposed arterial street, access to the arterial street may be limited by one of the following means:
  - 1.** Driveway access between the site and an arterial street may be located no closer than 300 feet to any other proposed or existing intersecting arterial;
  - 2.** Sites may be subdivided so as to provide access onto a frontage road; or
  - 3.** Approval of driveway access between a site and the arterial at an interval less than those specified may be granted only by review and recommendation of the Administrator.

**12.2.3 Driveways for Residential Building Types****A. Alley Access Required**

- 1.** When an improved alley is provided, all vehicular access shall take place from the alley. Access may be taken from the side street on corner lots.



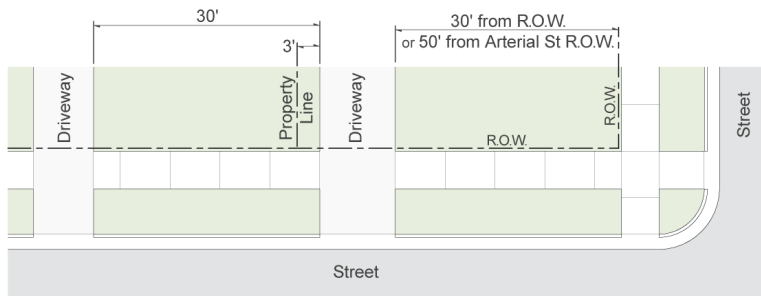
- All lots 40 feet or less in width are required to take vehicular access from a rear alley. In the event that a lot existing at the time of the effective date of this development ordinance is less than 40 feet in width and does not abut an alley, then the lot may take vehicular access from the street.

## B. Width of Driveways

- Driveways serving residential building types on lots less than 35 feet in width may be no less than eight feet and no more than 12 feet in width in the required front setback.
- Driveways serving residential building types on lots greater than 35 feet in width may be no less than eight feet and no more than 20 feet in width in the required front setback.

## C. Location of Driveways

- Non-alley loaded residential driveways may be no closer than 30 feet from any other driveway and no closer than three feet to any side lot line.



- Unless otherwise approved or required by the Parish Engineer, non-alley loaded residential driveways may intersect a street no closer than 20 feet from the intersection of two street right-of-way lines and no closer than 50 feet from the intersection of an arterial street.

## 12.2.4 Driveways for Mixed Use Building Types

### A. Alley Access Required

When an improved alley is provided, all vehicular access shall take place from the alley. Access may be taken from the side street on corner lots.

## B. Width of Driveways

The width of a driveway associated with a mixed use building type may be no less than eight feet and no more than 30 feet in width.

## C. Location of Driveways

- A platted lot shall be permitted the number of driveways identified in the table below. The Parish Engineer may approve or require additional driveways. Such determination shall consider site design, pedestrian and vehicle circulation, adjacent uses, topography, speed of traffic on adjacent roads, and other such considerations.

### DRIVEWAYS

Total Site Frontage	Number of Driveways (max)
200 feet of frontage or less	1
201 feet to 400 feet of frontage	2
401 feet to 600 feet of frontage	3
601+ feet of frontage	4

- Driveways for mixed use building types shall be separated by a distance not less than 150 feet measured centerline to centerline of the driveways. In the event that an infill lot is unable to meet this separation requirement due to the location of existing driveways on adjacent lots, the infill lot shall be permitted one driveway.
- Unless otherwise approved or required by the Parish Engineer, the permitted driveway for a corner lot shall connect to the street with the lower roadway classification.
- Unless otherwise approved or required by the Parish Engineer, non-alley loaded mixed use driveways may intersect a street no closer than 50 feet from the intersection of two street right-of-way lines and no closer than 100 feet from the intersection of an arterial street.
- Driveways for mixed use building types shall be contained entirely within the property frontage or as part of a joint access easement with an adjacent platted property.



## SEC. 12.3 LANDSCAPING

### 12.3.1 Applicability

- A. Where required as a use standard under ARTICLE 10, Use Provisions, existing and proposed development shall provide landscaping in accordance with this section. No certificate of occupancy shall be issued until these standards have been met.
- B. Buildings and uses lawfully existing as of the effective date of this zoning code may be renovated or repaired without providing additional landscaping, provided there is no increase in gross floor area or change in use of existing floor area, or the addition of accessory buildings or structures.
- C. Where a building or use existed as of the effective date of this development ordinance, and the building or use is enlarged in gross floor area or impervious area by 10 percent or 2,000 square feet, whichever is less, landscaping as specified in this section shall be required.

### 12.3.2 Required Landscape Buffers

#### A. Generally

- 1. A required landscape buffer is not a setback. A required landscape buffer is determined exclusive of any required setback; however, the required landscape buffer may be located wholly or partially within a required setback.
- 2. No principal building on the subject site may be located closer than 10 feet to a required landscape buffer.
- 3. One purpose of a required landscape buffer is to interrupt sight lines from adjacent properties. If the grade of the site, or other condition, prevents the buffer from accomplishing this purpose, then the minimum requirements may be modified by the Administrator.
- 4. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines may be located within required landscape buffers.

- 5. Required trees and shrubs must be installed a minimum of five feet away from any flow line of a swale.
- 6. The parking of vehicles is prohibited in a required landscape buffer.
- 7. Buffer width is calculated on the average width of the buffer per 100 feet or portion of buffer. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.
- 8. Design variations may be permitted by the Administrator.

### B. Low Intensity Buffer

A low intensity buffer planted along perimeter lot lines of certain uses abutting other lots may be required as a use standard under ARTICLE 10, Use Provisions.



#### 1. Width

The buffer shall be an average of 10 feet wide.

#### 2. Fence

The required fence shall be a minimum of six feet in height and constructed of materials, such as treated wood, wrought iron, or other material approved by the Administrator and shall be planted so as to create an evergreen wall.

#### 3. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

#### 4. Understory Trees

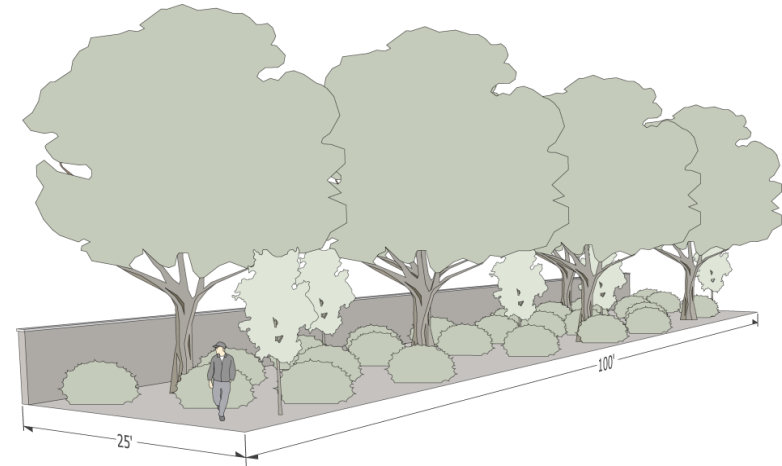
Understory trees are not required for this buffer.

#### 5. Shrubs

Shrubs are not required for this buffer.

### C. High Intensity Buffer

A high intensity buffer planted along perimeter lot lines of certain uses abutting other lots may be required as a use standard under ARTICLE 10, Use Provisions.



#### 1. Width

The buffer shall be an average of 25 feet wide.

#### 2. Wall

The required wall shall be a minimum of six feet in height and constructed of one or a combination of the following: brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, or other material approved by the Administrator.

#### 3. Canopy Trees

The buffer shall contain six canopy trees per 100 lineal feet.

#### 4. Understory Trees

The buffer shall contain five understory trees per 100 lineal feet.

#### 5. Shrubs

The buffer shall contain 25 shrubs per 100 lineal feet.

### 12.3.3 Design and Installation

#### A. Plant Material

##### 1. General

- a. All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association.
- b. Plant materials shall be cold hardy for the specific location where they are to be planted.
- c. Trees and shrubs shall be drought-tolerant and able to survive on natural rainfall once established with no loss of health.

##### 2. Canopy Trees

- a. Canopy trees selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.
- b. All single trunk trees shall have a minimum 2½-inch caliper and must measure a minimum of 10 feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
- c. Multi-trunk trees shall have main stems with a minimum 1½-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of 10 feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

##### 3. Understory Trees

- a. Understory trees selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.

- b. All single trunk trees shall have a minimum 1½-inch caliper and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
- c. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

##### 4. Shrubs

- a. Shrubs selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.
- b. All required shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container.
- c. Shrubs shall be of a species that under average conditions will reach a minimum height of 24 inches within 12 months.
- d. When planted as a hedge, the maximum spacing for 20-inch high shrubs shall be 36 inches on center. Spacing for other size shrubs shall be determined by the Administrator.

#### B. Credit for Existing Plant Material

- 1. Required landscaped areas shall incorporate existing natural vegetation to the maximum extent feasible. Prior to disturbance of a required planting area, approval shall be obtained from the Administrator. Where existing vegetation is inadequate to meet the required landscaping standards, additional plant material is required.
- 2. Existing native habitat or vegetation located within planting areas and meeting the requirements of this section may be counted.

3. In the event that the existing vegetation has been credited and is subsequently removed or dies, it shall be replaced with the appropriate planting material.
4. Credit may also be permitted for existing plant material, fences and walls on abutting property, provided such items are in a permanently protected area, including, but not limited to:
5. A conservation easement or preserve area on adjacent property; or
6. An existing utility or drainage easement exceeding 100 feet in width.

#### **C. Fencing and Walls**

1. No fence or wall may be more than nine feet in height. A fence or wall in any required front setback shall not exceed four feet in height.
2. No wall or fence may be located within any required drainage, utility or similar easement.
3. All fences and walls shall be constructed of high quality materials including one or a combination of the following: decorative blocks, brick, stone, cast-stone, split-faced block, stucco over standard concrete masonry blocks, treated wood, wrought iron, or other material approved by the Administrator. No wall containing more than 50 percent exposed standard concrete masonry blocks may be allowed, whether painted or not.
4. Electrified fences, barbed wire or concertina wire shall not be permitted.
5. Chain-link fences are not allowed in any front setback or any street facing side setback.
6. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
7. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections or a change in material.

#### **D. Sight Distance Planting**

Any established street trees interfering with an established clear sight distance shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the base of the tree. Any shrubs interfering with the clear sight distance shall not exceed 30 inches in height.

#### **E. Tree Protection During Construction**

1. Existing trees to remain on the site as required landscaping shall be protected from vehicular movement and material storage over their root spaces during construction. An undisturbed area with a porous surface shall be reserved below the dripline of each tree or group of trees.
2. Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed or a certificate of occupancy has been issued, whichever is latest.

#### **F. Issuance of Certificate of Occupancy**

1. The Administrator shall not issue a permanent certificate of occupancy until all seeding, trees and plant material have been placed in accordance with the requirements of this section.
2. A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements, and may be extended up to 90 days upon request.

### **12.3.4 Maintenance**

#### **A. Responsibility**

The responsibility for maintenance of a planted area shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.

**B. Maintenance**

1. All plant materials shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
2. Necessary pruning and trimming shall be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance – Standards Practices (Pruning), and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities.
3. Dead or diseased plant materials shall be removed. Replacement plant materials shall be provided for any required plants that die or are removed for any reason.
4. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

**C. Failure to Maintain**

In the event that any owner of a landscaped area fails to maintain the area according to the standards of this paragraph, the Parish shall have the right to recover the cost of enforcement, including reasonable attorney fees. The Parish may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaped area to take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaped area.

## **SEC. 12.4 OUTDOOR LIGHTING – [RESERVED]**

## **SEC. 12.5 OUTDOOR STORAGE & DISPLAY – [RESERVED]**

## **SEC. 12.6 SIGNS – [RESERVED]**



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## SEC. 13.1 REVIEW BODIES

### 13.1.1 Police Jury

#### A. Authority for Final Action

The Police Jury is responsible for final action regarding:

1. Minor Adjustments;
2. Major Subdivision Preliminary Plat;
3. Final Plat;
4. Special Use Permits;
5. Zoning Map Amendments;
6. Planned Development (PD);
7. Planned Industrial Development (PID);
8. Planned Neighborhood Development (PND);
9. Text Amendments; and
10. Development Agreements.

### 13.1.2 Planning and Zoning Commission

#### A. Establishment

A Planning and Zoning Commission is established, which shall consist of seven members to be appointed by the Police Jury. Members must be qualified voters of West Feliciana Parish, but not employees or elected officials. All members serve without compensation.

#### B. Terms

The members of the Planning and Zoning Commission shall be appointed for terms of five years each. The terms of members shall be staggered, so that the term of at least one member expires each year.

#### C. Removal and Vacancy

1. The appointment of any member who misses five meetings in any 12 month period may be terminated by the Police Jury, after public hearing.
2. The Police Jury may remove any member of the Planning and Zoning Commission, after public hearing, for inefficiency, neglect of duty, or malfeasance in office.
3. The Police Jury may fill any vacancy for an unexpired term on the Planning and Zoning Commission caused by death, resignation or otherwise.

#### D. Chair

The Planning and Zoning Commission shall elect its own chair who shall serve for one year.

#### E. Secretary

The Parish shall provide a secretary for the Planning and Zoning Commission. The Secretary shall not be considered a voting member of the Planning and Zoning Commission. It shall be the duty of the secretary to keep a true and correct record of all proceedings, resolutions, transactions, findings, and determinations of the Planning and Zoning Commission, which shall be a public record.

#### F. Rules

The Planning and Zoning Commission shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this development ordinance.

#### G. Staff and Finances

1. At the request of the Planning and Zoning Commission, the Police Jury may appoint employees necessary for the Planning and Zoning Commission's work, whose appointment, promotion, demotion, and removal shall be subject to the same provisions of law, as govern other corresponding civil employees of the Parish.

2. At the request of the Planning and Zoning Commission, the Police Jury may contract with planning experts, engineers, architects and other consultants for such services as it may require.
3. Members of the Planning and Zoning Commission, when duly authorized by the Commission, may attend planning conferences or meetings of planning institutes or hearings on pending planning legislation, and the Commission may pay the reasonable traveling expenses related to such attendance.
4. The expenditures of a commission, exclusive of those made from funds received by gift, shall be within the amounts appropriated for the purpose by the Police Jury.

#### **H. Meetings**

The Planning and Zoning Commission shall hold at least one regular meeting in each month. Meetings shall be held at the call of the chair and at such other times the Planning and Zoning Commission may determine. All meetings shall be open to the public.

#### **I. Quorum**

A quorum consisting of a majority of the members of the Planning and Zoning Commission must be present to conduct any business of the Planning and Zoning Commission.

#### **J. Voting**

The concurring vote of a majority of the Planning and Zoning Commission members present and voting shall be required for any decision.

#### **K. Conflict of Interest**

In the event that a Planning and Zoning Commission member has any financial, ownership, or employment interest in the subject of a vote by the Commission, such member shall disclose such interest and recuse themselves from the vote before the vote so that it appears in the official record.

#### **L. Training**

All appointed members of the Planning and Zoning Commission shall receive at least eight hours of annual training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Planning and Zoning Commission.

#### **M. Authority for Final Action**

The Planning and Zoning Commission is responsible for final action regarding:

1. Preparation and adoption of a comprehensive plan;
2. Minor Subdivisions; and
3. Major Site Plans.

#### **N. Review Authority**

The Planning and Zoning Commission is responsible for review and recommendations regarding:

1. Major Subdivision Preliminary Plat;
2. Final Plat;
3. Special Use Permits;
4. Zoning Map Amendments;
5. Planned Development (PD);
6. Planned Industrial Development (PID);
7. Planned Neighborhood Development (PND); and
8. Zoning Text Amendment.

### **13.1.3 Board of Adjustment**

#### **A. Establishment**

A Board of Adjustment is established, which shall consist of five members to be appointed by the Police Jury. Members must be qualified voters of

West Feliciana Parish, but not employees. All members serve without compensation.

## **B. Terms**

The terms of members shall be staggered, so that the term of one member expires each year. The membership of the first Board shall serve respectively, one for one year, one for two years, one for three years, one for four years and one for five years. Thereafter, members shall be appointed for terms of five years each.

## **C. Removal and Vacancy**

1. The appointment of any member who misses five meetings in any 12 month period may be terminated by the Police Jury, after public hearing.
2. The Police Jury may remove any member of the Board of Adjustment, upon written charges and after public hearing.
3. The Police Jury is authorized to fill any vacancy for an unexpired term on the Board of Adjustment caused by death, resignation or otherwise.

## **D. Chair**

The Board shall elect its own chair who shall serve for one year.

## **E. Secretary**

The Parish shall provide a secretary for the Board. The Secretary shall not be considered a voting member of the Board. It shall be the duty of the secretary to keep a true and correct record of all proceedings of the Board.

## **F. Rules**

The Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this development ordinance. Any rules adopted by the Board of Adjustment are not effective until approved in writing by the Police Jury.

## **G. Meetings**

Meetings shall be held at the call of the chair and at such other times the Board may determine. The chair, or in the chair's absence the acting chair,

may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

## **H. Voting**

The concurring vote of a majority of the Board shall be necessary to reverse any order, requirement, decision or determination of the Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Development Ordinance, or to effect any variance in the application of this Ordinance.

## **I. Minutes**

The Board of Adjustment shall keep minutes of its meetings showing the vote of each member upon each question, or, if the member is absent or fails to vote, indicating that fact, and shall keep records of its examinations and other official actions, all of which shall be filed immediately in the office of the Police Jury and shall be public records. All testimony, objections thereto, and rulings thereon shall be taken down by the Secretary.

## **J. Training**

All appointed members of the Board of Adjustment shall receive at least eight hours of annual training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Board of Adjustment.

## **K. Authority for Final Action**

The Board of Adjustment is responsible for final action regarding:

1. Variances; and
2. Appeals of Administrative Decisions.

## **L. Findings of Fact**

Every decision of the Board of Adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings.

**M. Presumption**

Any determination or finding of the Administrator shall be presumed to be correct until evidence is introduced which would support a contrary determination or finding.

**N. Powers Strictly Construed**

This section shall not be construed to empower the Board to change the terms of this ordinance, to change the zoning map or to add to the specific uses permitted in any district. The powers of the Board shall be so construed that this ordinance and the zoning map are strictly enforced.

**O. Appeal from Board Decision**

Recourse from the decisions of the Board of Adjustment shall be to the District Court of West Feliciana Parish, as provided by law.

**13.1.4 Administrator****A. General Authority**

The Administrator is responsible for:

1. Maintaining a map showing the current zoning classification of all land in West Feliciana Parish;
2. Maintaining written records of all actions taken under this Article; and
3. Making interpretations of this ordinance.

**B. Authority for Final Action**

The Administrator is responsible for final action regarding:

1. Zoning Permits; and
2. Minor Site Plans.

**C. Review Authority**

The Administrator is responsible for review and recommendations regarding:

1. Minor Adjustments;
2. Variances;

**3. Minor Plats;****4. Major Subdivision Preliminary Plats;****5. Final Plats;****6. Major Site Plans;****7. Special Use Permits;****8. Zoning Map Amendments;****9. Planned Development (PD);****10. Planned Industrial Development (PID);****11. Planned Neighborhood Development;****12. Text Amendments; and****13. Development Agreements.****D. Delegation of Authority**

The Administrator may designate a staff member approved by the Parish Manager to represent the Administrator in any function assigned by this ordinance. The Administrator remains responsible for any final action.

### 13.1.5 Summary of Authority

The following table summarizes the review and approval authority of the various review bodies with regard to this ordinance.

	Administrator	Planning and Zoning Commission	Police Jury	Board of Adjustment
Zoning Permit	Decision			
Minor Adjustment	Recommend	Decision		
Variance	Recommend			Decision*
Appeal of Administrative Decision				Decision*
Subdivision:				
Minor Subdivision	Recommend	Decision*		
Major Subdivision Preliminary Plat	Recommend	Recommend *	Decision*	
Final Plat	Recommend	Recommend *	Decision*	
Site Plan Review:				
Minor	Decision			
Major	Recommend	Decision		
Special Use Permit	Recommend	Recommend*	Decision*	
Zoning Map Amendment	Recommend	Recommend*	Decision*	
Planned Development (PD)	Recommend	Recommend*	Decision*	
Planned Industrial Development (PID)	Recommend	Recommend*	Decision*	
Planned Neighborhood Development (PND)	Recommend	Recommend*	Decision*	
Text Amendment	Recommend	Recommend*	Decision*	
Development Agreement	Recommend		Decision*	

\* Public Hearing Required

## SEC. 13.2 PROCEDURES

### 13.2.1 Common Review Procedures

#### A. General

The following requirements are common to many of the following procedures, and apply to applications submitted under this Article. Additional details may be included in the specific procedure.

#### B. Pre-Application Conference

Before submitting an application for the following types of review, an applicant must schedule a pre-application conference with the Administrator and staff to discuss the procedures, standards and regulations required for approval in accordance with this ordinance.

1. Zoning Permit;
2. Minor Adjustment;
3. Variance;
4. Minor Subdivision;
5. Major Subdivision;
6. Major Site Plan Review;
7. Special Use Permit;
8. Zoning Map Amendment;
9. Planned Development (PD);
10. Planned Industrial Development (PID);
11. Planned Neighborhood Development (PND); and
12. Text Amendment.

#### C. Application

##### 1. Initiation

Parties allowed to file an application are summarized in the following table. More detailed information may be included with each specific procedure.

APPLICATION AUTHORITY	Owner or Agent	Planning and Zoning Commission	Police Jury
Zoning Permit	■		
Minor Adjustment	■		
Variance	■		
Appeal of Administrative Decision	■		
Subdivision:			
Minor Subdivision	■		
Major Subdivision Preliminary Plat	■		
Final Plat	■		
Site Plan Review:			
Minor	■		
Major	■		
Special Use Permit	■		
Zoning Map Amendment	■	■	■
Planned Development (PD)	■		■
Planned Industrial Development (PID)	■		■
Planned Neighborhood Development (PND)	■		■
Text Amendment	■	■	■

##### 2. Application Forms

Applications must be submitted on forms, containing all requested information identified on the application and in such numbers as required by the Administrator.

### 3. Fees

Filing fees are established from time to time by the Police Jury in an ordinance or resolution designed to defray the cost of processing the application. Prior to review of an application, all associated fees must be paid in full. Where the Police Jury or Planning and Zoning Commission initiates an application, no fees shall be required.

### 4. Complete Applications

- a. All applications shall be complete and sufficient for processing before the Administrator is required to review the application.
- b. An application is complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this ordinance.
- c. It is the responsibility of the Administrator to determine when an application is sufficiently complete for processing. Such determination shall be communicated in writing to the applicant.
- d. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this ordinance. However, it is recognized that each application is unique, and more or less information may be required according to the needs of the particular case. The applicant may rely on the determination of the Administrator as to whether more or less information may be submitted.

### 5. Concurrent Applications

- a. Applications may be filed and reviewed concurrently, at the option of the applicant.
- b. Any application that also requires a variance shall not be eligible for final approval until the variance has been granted.
- c. Applications submitted concurrently are subject to approval of all other related applications; denial or rejection of any concurrently submitted application shall stop consideration of any related applications until the denied or rejected application is resolved.

### 6. Modification of Application

Following approval of the Administrator, an application may be modified at the applicant's request. Any modification after a final hearing but prior to a final decision shall require a new hearing.

## D. Public Notice and Hearings

### 1. Public Notice Required

Required public notices are summarized below. More detailed information may be included with each specific procedure.

Public Notice Requirements	Written Notice	Posted Notice of Public Hearing	Published Notice of Public Hearing
Variance	■	■	■
Appeal of Administrative Decision	■		
Subdivision:			
Minor Subdivision	■		■
Major Subdivision Preliminary Plat	■	■	■
Final Plat	■	■	■
Special Use Permit	■	■	■
Zoning Map Amendment	■	■	■
Planned Development (PD)	■	■	■
Planned Industrial Development (PID)	■	■	■
Planned Neighborhood Development (PND)	■	■	■
Text Amendment			■
Preliminary Plat	■	■	■

### 2. Written Notice of Public Hearing

At least ten days prior to the hearing, a good faith attempt to notify the owner of record of all property within 200 feet of the boundaries of the subject property shall be made by sending an official notice by regular U.S. mail of the purpose, time and place of the hearing. Where more than 10 parcels are to be initially zoned or rezoned, no written notice is required. The applicant must provide the names and addresses of all required owners of record for the subject property.



**3. Posted Notice of Public Hearing**

Notice shall be posted for at least 15 days prior to the hearing. A posted notice shall be in number, size, location and content as prescribed by the Administrator and shall indicate the time and place of the public hearing and any other information prescribed by the Administrator. Posted notices shall be removed by the Parish.

**4. Published Notice of Public Hearing**

Notice of the purpose, time, and place of a public hearing shall be published once a week in three different weeks in the official journal. The first notice shall be published at least 15 days prior to the hearing.

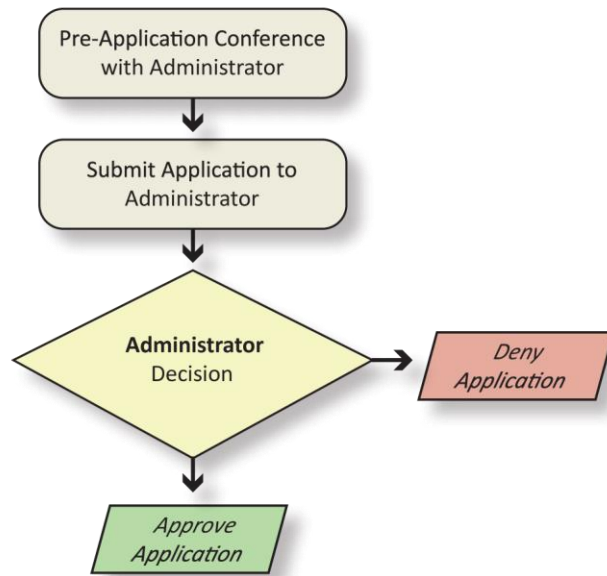
**5. Notice to Military Installations****a. Rezoning**

- i. When considering any action to be taken on an application for a zoning request affecting property within 3,000 feet of the boundary of a military installation, notification to the commander of the installation shall be provided at least 90 days in advance of taking such action.
- ii. The Police Jury shall publish notice of its intention to take action on an application for a zoning request in the official journal no less than 90 days in advance of taking such action.

**b. Variance**

When considering any action to be taken on an application for a variance request affecting property within 3,000 feet of the boundary of a military installation, notification to the commander of the installation shall be provided at least 30 days in advance of taking such action.

### 13.2.2 Zoning Permit



#### A. When Required

1. A zoning permit is required for the following:
  - a. Change in use;
  - b. Building permits that do not require site plan review; and
  - c. Temporary uses.
2. It shall be unlawful to begin moving, constructing, altering or repairing (except ordinary repairs) any building or other structure on a site, including an accessory structure, until a zoning permit has been issued.
3. It shall be unlawful to change the use of land or the occupancy of any building until a zoning permit has been issued for the intended use.
4. No certificate of occupancy may be issued without a properly issued zoning permit.

#### B. Application and Fees

1. A pre-application conference is required.
2. All applications for administrative review shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.
3. Application shall be made prior to or concurrent with the application for a building permit.

#### C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or deny the proposed zoning permit, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
3. The decision of the Administrator must be consistent with prior decisions.
4. The Administrator may attach any condition to the permit necessary to ensure compliance with the standards of this development ordinance.

#### D. Review Criteria

The Administrator shall consider the following criteria in approving, approving with conditions or denying a zoning permit:

1. The proposed development is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed development meets the requirements of this development ordinance; and
3. The proposed development is in compliance with any prior approvals.

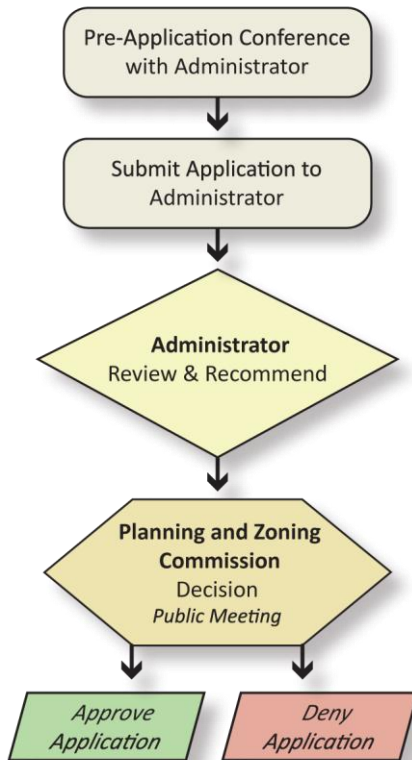
#### E. Appeal

A final decision by the Administrator on a zoning permit may be appealed to the Board of Adjustment. See 13.2.5, Appeal of Administrative Decision.

**F. Expiration**

A zoning permit expires after six months if a construction or building permit application has not been filed.

### 13.2.3 Minor Adjustment



#### A. When Allowed

The minor adjustment procedure allows the Planning and Zoning Commission to approve modest variations from the standards of this ordinance. Minor adjustment is allowed for the following:

1. An increase in lot coverage by no more than five percent;
2. Reduction of any required setback or yard by up to 15 percent;
3. Increase or reduce any build-to area by up to 10 percent;

4. Reduce the percent of lot width or depth that the building facade must occupy by up to five percent;
5. Increase in the maximum height of any building by no more than five feet; and
6. Any other minor adjustment authorized by a specific section of this development ordinance.

#### B. Application and Fees

1. A pre-application conference is required.
2. All applications for a minor adjustment shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.

#### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or denial of a minor adjustment.

#### D. Decision by Planning and Zoning Commission

1. In deciding to approve, approve with conditions or deny the proposed minor adjustment, the Planning and Zoning Commission shall consider relevant comments of all interested parties.
2. The Planning and Zoning Commission may attach any condition to the adjustment necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.

#### E. Review Criteria

The Planning and Zoning Commission shall consider the following criteria in approving or disapproving a minor adjustment:

1. The proposed adjustment is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed development otherwise meets the requirements of this development ordinance;

3. The proposed development is in compliance with any prior approvals.

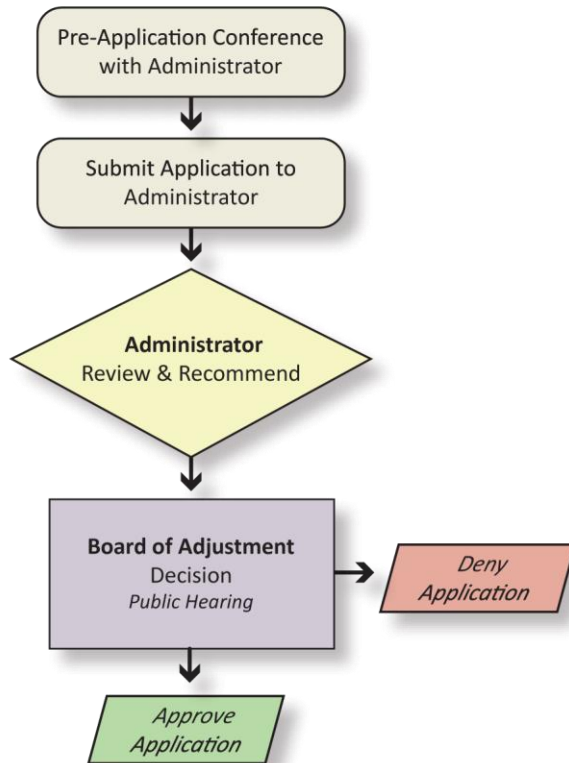
#### **F. Appeal**

A final decision by the Planning and Zoning Commission on a minor adjustment may be appealed to the Board of Adjustment as an Appeal of Administrative Decision under 13.2.5, Appeal of Administrative Decision.

#### **G. Expiration**

A minor adjustment expires after six months if a construction or building permit application has not been filed.

### 13.2.4 Variance



#### A. When Allowed

The Board of Adjustment shall have the authority to authorize variances from the terms of this development ordinance, subject to terms and conditions fixed by the Board of Adjustment, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this development ordinance will result in practical difficulties or unnecessary hardship.

#### B. Application and Fees

1. A pre-application conference is required.

2. All applications for variance shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.

#### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or denial of a variance request.

#### D. Public Hearing and Decision by the Board of Adjustment

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Board of Adjustment shall approve, approve with conditions or deny the variance request based on the recommendation of the Administrator and the review criteria below.
2. The Board of Adjustment may attach any condition to the permit necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties.

#### E. Review Criteria

No variance shall be authorized unless the Board of Adjustment finds that all of the following conditions exist:

1. That the variance will not authorize a use other than those uses allowed in the district;
2. That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this ordinance will result in practical difficulties or unnecessary hardship;
3. That the practical difficulties or unnecessary hardship were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;
4. That the practical difficulties or unnecessary hardship are not solely financial;
5. That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;

6. That the variance will not adversely affect the public health, safety or welfare; and
7. That the applicant has adequately addressed any concerns raised by the Administrator.

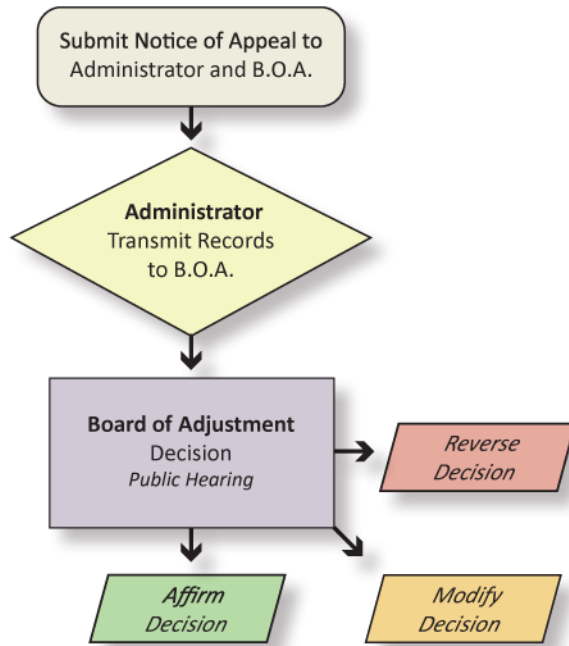
**F. Appeal**

A final decision by the Board of Adjustment on a variance may be appealed to the District Court of West Feliciana Parish.

**G. Expiration**

A variance runs with the land and does not expire unless an expiration date is assigned as a condition by the Board of Adjustment.

### 13.2.5 Appeal of Administrative Decision



#### A. When Allowed

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, or bureau of the Parish affected by any decision of the Administrator. Appeals must be taken within 30 days of the decision.

#### B. Application and Fees

1. No pre-application conference is necessary.
2. All applications and notice of appeal for administrative review shall be filed in writing with the Administrator and with the Board of Adjustment. See 13.2.1, Common Review Procedures.
3. The appellant shall provide a written statement citing the decision that is being appealed, and any reasons why the appeal should be granted.

#### C. Action by Administrator

The Administrator shall transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken, after all transcript costs and all other costs of appeal are paid by the person or entity taking the appeal.

#### D. Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrator certifies to the Board of Adjustment after the notice of appeal has been filed that, by reason of facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed except by a restraining order that may be granted by the Board of Adjustment or by a court of record on application or notice to the Administrator and on due cause shown.

#### E. Public Hearing and Decision by the Board of Adjustment

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Board of Adjustment shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Administrator.
2. The Board of Adjustment may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the Administrator.
3. Any party may appear at the hearing in person or by agent or by attorney.

#### F. Testimony and Evidence

The Board of Adjustment shall limit testimony and other evidence to that contained in the record at the time the Administrator took final action. In the event that new evidence is presented to the Board of Adjustment the Board may remand the decision back to the Administrator for further consideration.



**G. Review Criteria**

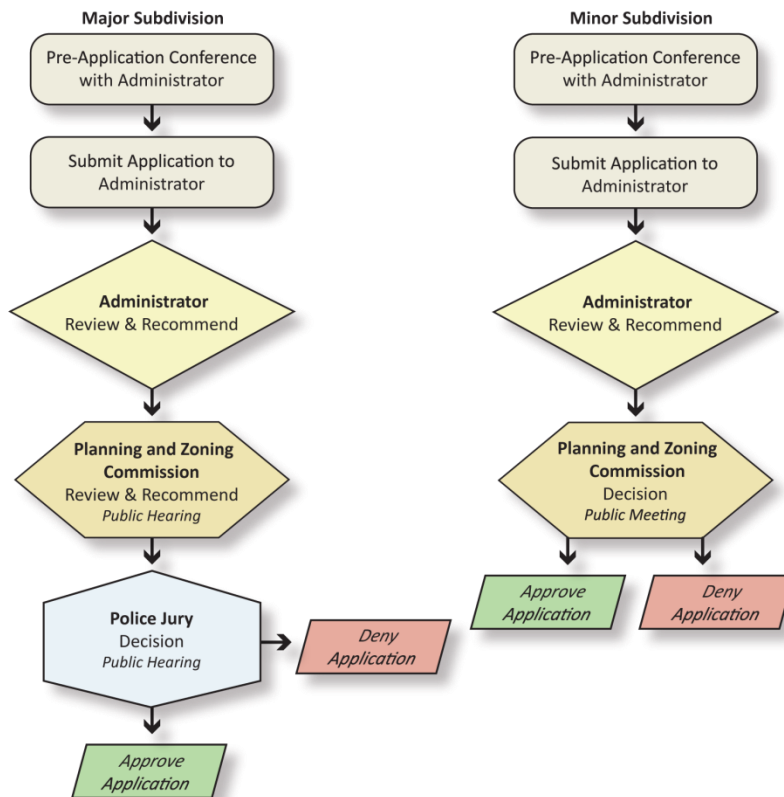
The Board of Adjustment shall consider the following criteria in deciding an appeal:

1. Whether the decision by the Administrator was in accordance with the intent and requirements of this development ordinance.
2. Whether the Administrator made erroneous findings based on the evidence and testimony on the record, or failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
3. Whether the Administrator acted arbitrarily or capriciously.

**H. Appeal**

A final decision by the Board of Adjustment on an administrative appeal may be appealed to the District Court of West Feliciana Parish.

### 13.2.6 Subdivision



#### A. When Required

No person may subdivide land except in accordance with the procedures and standards of this development ordinance.

##### 1. Major Subdivision Required

Major subdivision approval is required for:

- a. Any subdivision of land not exempted below.
- b. The creation of any number of lots where:
  - i. New public or private streets are created;

- ii. A private drive is serving more than three lots;
- iii. Water or wastewater lines are extended;
- iv. Drainage improvements through one or more lots must be installed; or
- v. A waiver of any subdivision standard is desired.

##### 2. Minor Subdivision Required

Minor subdivision approval is required for:

- a. The realignment or shifting of lot boundary lines, including removal, addition, alignment, or shifting of interior lot boundary lines, or the redesignation of lot numbers, provided the application meets the following requirements:
  - i. Does not involve the creation of any new street or other public improvement except as otherwise provided in this Section;
  - ii. Does not involve more than two acres of land or five lots of record;
  - iii. Does not reduce a lot size below the minimum area or frontage requirements established by this ordinance; and
  - iv. Otherwise meets all the requirements of this ordinance.
- b. Parcels of land where a portion has been expropriated or has been dedicated, sold, or otherwise transferred to the Parish thereby leaving a severed portion of the original property which requires a redesignation of lot number and establishment of new lot boundary lines.
- c. Minor partitions of lots 10 acres or larger in the Rural context provided the applicant complies with the following standards.
  - i. No more than five minor partition lots may be allowed from any single lot.
  - ii. Once a minor partition has created a lot no subsequent minor partitions may be used to further subdivide the lot.
  - iii. After the minor partition the original lot shall be no smaller than 10 acres.

- iv. The applicant must meet the lot requirements for 4.2.1, Single-Family House, as well as all additional requirements of this development ordinance.

### 3. No Subdivision Review Required

No subdivision review is required for the following:

- a. The public acquisition of land for roads, sewer or water infrastructure.
- b. Any parcel of land upon which a servitude of passage is created for ingress or egress which does not create a through passage and is used exclusively as a driveway need not meet any street planning dimensions, except said servitude must be adequate in dimensions to provide for ingress and egress by service and emergency vehicles.

## B. Subdivision (Plat) Approval

### 1. Major Subdivision

Major subdivision requires three steps.

#### a. Approval of Preliminary Plat

- i. Recommendation of approval, approval with conditions, or denial by the Administrator of the preliminary plat;
- ii. Recommendation of approval, approval with conditions, or denial by the Planning and Zoning Commission of the preliminary plat; and
- iii. Approval, approval with conditions, or denial by the Police Jury of the preliminary plat.

#### b. Construction Drawing Approval

All construction drawings for public improvements required under ARTICLE 11, Subdivision Standards must be approved by the Parish Engineer.

#### c. Approval of Final Plat

- i. Recommendation of approval, approval with conditions, or denial of the final plat by the Administrator and the Planning and Zoning Commission; and

- ii. Approval, approval with conditions, or denial by the Police Jury of the final plat.

### 2. Minor Subdivision

Minor subdivision requires two steps.

- a. Recommendation of approval, approval with conditions, or denial by the Administrator of the minor subdivision;
- b. Approval, approval with conditions, or denial by the Planning and Zoning Commission of the minor subdivision.

## C. Application and Fees

- 1. A pre-application conference is required for both minor subdivisions and major subdivisions.
- 2. All applications for subdivision review shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.
- 3. All subdivision applications shall be prepared by the land owner or agent.
- 4. All plats shall be prepared and sealed by a land surveyor licensed in the State of Louisiana.

## D. Preliminary Plat Review by Administrator

- 1. The Administrator may refer the preliminary plat and application to other affected or interested agencies for review and comment.
- 2. The Administrator shall recommend approval, approval with conditions, or denial of the preliminary plat and application.
- 3. The Administrator may attach conditions required to make the preliminary plat and application comply with this ordinance.
- 4. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

## E. Preliminary Plat Review by Planning and Zoning Commission

- 1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the preliminary plat and application for a major subdivision.

2. The Planning and Zoning Commission may attach conditions required to make the preliminary plat and application comply with this ordinance.

#### **F. Preliminary Plat Decision by Police Jury**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or deny the preliminary plat and application for a major subdivision.
2. The preliminary plat and application shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.
3. The act of approving or disapproving a preliminary plat and application is a legislative function involving the exercise of legislative discretion by the Police Jury, based upon data presented to it.
4. In deciding, the Police Jury shall consider the recommendation of the Administrator and the Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
5. The Police Jury may attach conditions required to make the subdivision comply with this ordinance.
6. Where the Police Jury finds that unnecessary hardship results from strict compliance with this ordinance, a waiver may be granted. The Police Jury must find that due to the particular physical surroundings, shape or topographical conditions of the property, a particular hardship would result, as distinguished from a mere inconvenience. The granting of the waiver must not be detrimental to the public safety, health or welfare or injurious to other property or improvements. No waiver shall be granted based strictly upon financial considerations.
7. In the event that the Police Jury disapproves any preliminary plat, the grounds for such disapproval shall be stated in the records of the Police Jury.

#### **G. Review Criteria**

The following review criteria shall be considered in reviewing, approving, approving with conditions or denying the preliminary plat and application for a major subdivision:

1. The proposed subdivision is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan.
2. The proposed subdivision will reinforce the existing or planned character of the neighborhood.
3. The capacity of public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services.
4. Adequate market demand for the number and size of lots in the proposed subdivision.
5. The proposed subdivision demonstrates:
  - a. Compliance with any prior approvals;
  - b. Subdivision design appropriate for and tailored to the unique natural characteristics of the site;
  - c. Adequate, safe and convenient arrangement of access, pedestrian circulation facilities, bicycle facilities, roadways, driveways, and off-street parking, stacking and loading space;
  - d. Adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwater;
  - e. Adequate access for disabled or handicapped residents through the provision of special parking spaces, accessible routes between parking areas and buildings, passenger loading zones and access to other facilities; and
  - f. Any adverse impacts on adjacent properties have been minimized or mitigated.

**H. Minor Subdivision Decision by Planning and Zoning Commission**

1. In deciding to approve, approve with conditions or deny a proposed minor subdivision, the Planning and Zoning Commission shall consider relevant comments of all interested parties and the review criteria below.
2. The Planning and Zoning Commission may attach conditions required to make the subdivision comply with this ordinance.
3. A minor subdivision shall be approved in accordance with the requirements, including the review criteria, for a final plat below.

**I. Final Plat Decision by Police Jury**

1. After review and recommendation of approval or denial of the final plat by the Administrator and the Planning and Zoning Commission, the Police Jury may approve or deny the final plat.
2. The final plat shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.
3. If the final plat is denied, the Police Jury shall specify in writing the provisions with which the plat does not comply.
4. The final plat shall be approved where it is:
  - a. Consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
  - b. Meets the requirements of this ordinance;
  - c. Complies with any prior approvals, including specifically the preliminary plat and any conditions.
5. The approval of a final plat shall not be deemed to constitute the acceptance of the dedication of any street or other land, public utility or facility shown on the face of the plat. However, the Police Jury may, by resolution, accept any dedication for streets, parks, public utility lines or facilities, or other public purposes.

**J. Building Permit**

No construction or building permit shall be issued for development requiring subdivision approval until the final plat has been approved.

**K. Dedication and Improvements**

1. In developing property requiring subdivision approval under this ordinance, the applicant must dedicate any additional right-of-way necessary to the width required by the Parish for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and install sidewalks and street trees, all based on the standards of ARTICLE 11, Subdivision Standards.
2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this ordinance, including provisions for stormwater management, paving and utilities as required in ARTICLE 11, Subdivision Standards.
3. The Parish is not required to accept any dedication or improvements that do not meet Parish standards.

**L. Construction Drawings**

Prior to construction of any improvements required under ARTICLE 11, Subdivision Standards, construction drawings that meet Parish standards for the specified improvements must be approved by the Parish Engineer.

**M. Improvement Guarantee**

1. Prior to the approval of any final plat, the applicant shall submit a cost estimate and time schedule for installation of each phase of required subdivision improvements.
2. A bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to 125 percent of the improvement cost estimate as prepared by the Parish Engineer, and in a form approved by the Parish Attorney.
3. As each phase of improvements is installed and inspected by the Parish, the bond may be reduced by the cost of the installed improvements.

## **N. Inspection of Improvements**

1. The applicant shall grant the Parish the authority to inspect all construction of required improvements. Such right of inspection shall not constitute a duty to inspect, nor shall it guarantee final acceptance of the required improvements.
2. Failure to perform the work to Parish standards shall free the Parish to liquidate the improvement guarantee in order to finance necessary repairs.

## **O. Maintenance Bond**

The Parish shall require a two-year maintenance bond on any improvement constructed by a developer and dedicated to the Parish.

## **P. Recording of Final Plat**

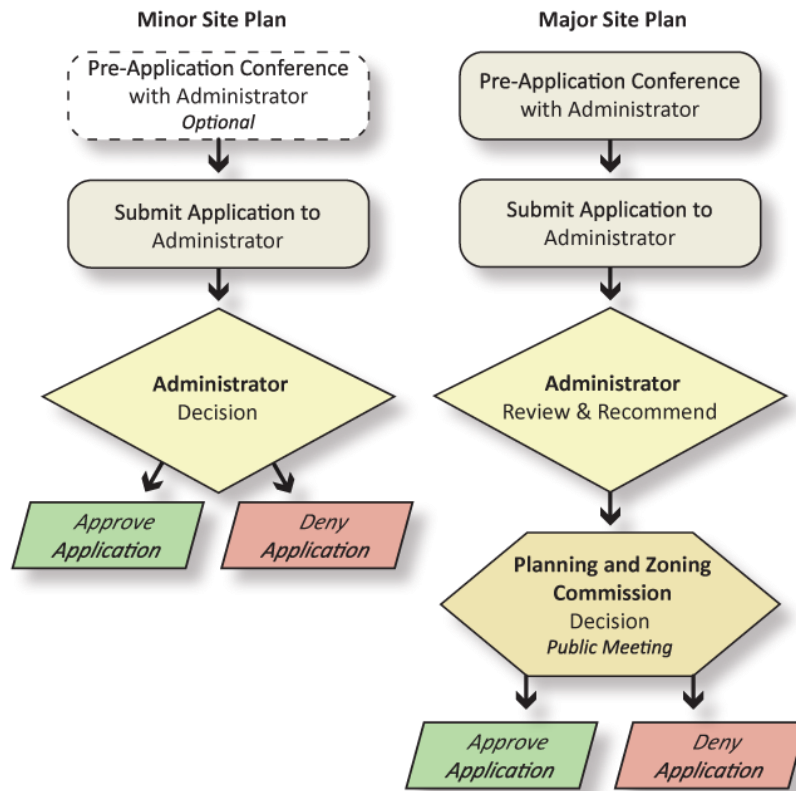
Any final plat shall be recorded in the office of the Clerk of Courts for West Feliciana Parish and copied into the conveyance record book of the Parish, and a duplicate filed with the Assessor for West Feliciana Parish.

## **Q. Appeal**

A final decision by the Police Jury on a subdivision may be appealed to the District Court of West Feliciana Parish.

## **R. Expiration**

A preliminary plat expires after one year where a final plat application has not been filed. Each final plat for a phase of the preliminary plat extends the preliminary plat for an additional year. A final plat, once officially recorded, does not expire.

**13.2.7 Site Plan Review****A. When Required****1. Major Site Plan Required**

Major site plan review and approval by the Planning and Zoning Commission is required for:

- a. Construction of five or more residential units on a platted lot of record.
- b. Construction or expansion of 5,000 or more square feet of any Row House, Apartment or Mixed Use building type.

**2. Minor Site Plan Required**

Minor site plan review and approval by the Administrator is required for:

- a. Construction or expansion of up to 5,000 square feet of any Row House, Apartment or Mixed Use building type.
- b. Construction of more than two, but less than five, residential units on a platted lot of record.
- c. Creation of more than 1,000 square feet of additional impervious surface.
- d. Construction of accessory structures in non-residential districts.

**3. No Site Plan Required**

No site plan review is required for the following:

- a. Construction or expansion of one to two units in a single structure on a platted lot of record.
- b. Creation of up to 1,000 square feet of additional impervious surface (paving).
- c. Construction of accessory structures in residential districts.

**B. Application and Fees**

- 1. A pre-application conference is optional for a minor site plan and mandatory for a major site plan.
- 2. All applications for site plan review shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.

**C. Review of Major Site Plan by Administrator**

- 1. The Administrator may refer the application to other affected or interested agencies for review and comment.
- 2. The Administrator shall recommend approval, approval with conditions, or denial of the application.
- 3. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

#### **D. Major Site Plan Decision by Planning and Zoning Commission**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall approve, approve with conditions, or deny the major site plan.
2. In deciding, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
3. The Planning and Zoning Commission may attach any condition to the site plan necessary to ensure the site plan meets the requirements of the development ordinance.

#### **E. Minor Site Plan Decision by Administrator**

1. In deciding to approve, approve with conditions or reject the proposed site plan, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
2. The Administrator may attach any condition to the site plan necessary to ensure the site plan meets the requirements of the development ordinance.

#### **F. Review Criteria**

The following review criteria shall be considered in reviewing, approving or disapproving a site plan:

1. The proposed development is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed development meets the requirements of this development ordinance; and
3. The site plan demonstrates compliance with any prior approvals.

#### **G. Building Permit**

No construction or building permit shall be issued for development requiring a site plan until the site plan has been approved.

#### **H. Dedication and Improvements**

1. In developing property requiring a site plan under this ordinance, the applicant must dedicate any additional right-of-way necessary to the

width required by the Parish for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and install sidewalks and street trees, all based on the standards of ARTICLE 11, Subdivision Standards.

2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this ordinance, including provisions for stormwater management, paving and utilities.

#### **I. Improvement Guarantee**

1. Prior to the approval of any site plan, the applicant shall submit a cost estimate and time schedule for installation of each phase of site improvements.
2. A bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to 125 percent of the improvement cost estimate, and in a form approved by the Parish Attorney.
3. As each phase of improvements is installed and inspected by the Parish, the bond may be reduced by the cost of the installed improvements.

#### **J. Modification of Approved Site Plan**

The Administrator is authorized to approve minor modifications to an approved site plan. All modifications not listed as minor below shall be considered by the body that approved original site plan. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.



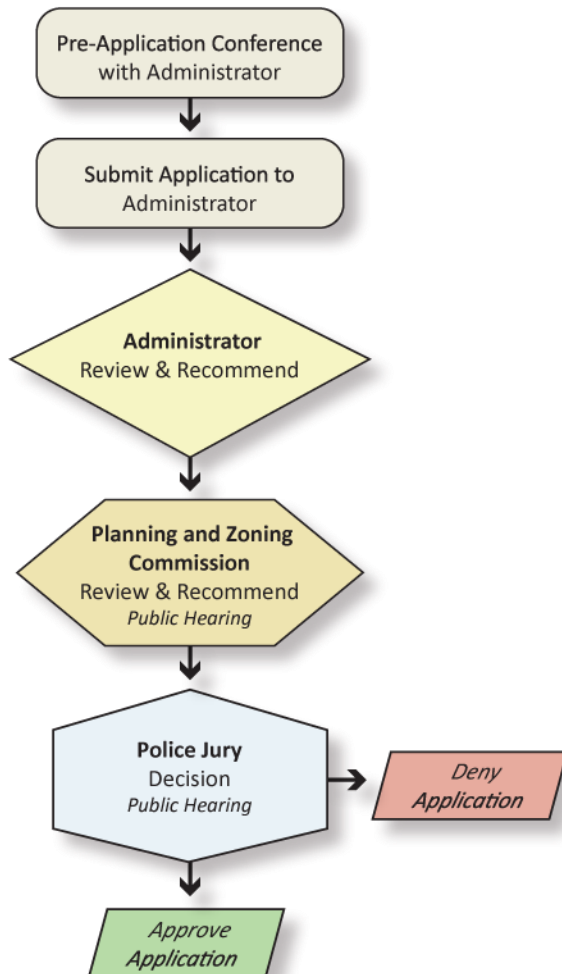
**K. Appeal**

1. A final decision by the Administrator on a minor site plan may be appealed to the Police Jury. See 13.2.5, Appeal of Administrative Decision.
2. A final decision by the Planning and Zoning Commission on a major site plan may be appealed to the District Court of West Feliciana Parish.

**L. Expiration**

A site plan expires after one year if a construction or building permit application has not been filed.

### 13.2.8 Special Use Permit



#### A. When Required

A special use permit is required for any use or building type identified with a hollow box on any applicable building type or permitted use table.

#### B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a special use permit shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.

#### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or denial of the application.
3. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

#### D. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the special use permit.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

#### E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or deny the special use permit.
2. In deciding, the Police Jury shall consider the recommendation of the Administrator, Planning and Zoning Commission, and relevant comments of all interested parties and the review criteria below.
3. The Police Jury may attach any condition to the special use permit necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties. Such conditions may include, but are not limited to: additional screening or buffering, or limitation in scale, intensity or hours of operation.

**F. Review Criteria**

The following review criteria shall be considered in reviewing, approving, approving with conditions or denying a special use permit:

1. The proposed special use permit is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed development meets the requirements of this development ordinance;
3. The proposed special use permit will reinforce the existing or planned character of the neighborhood;
4. The special use permit complies with any specific use standards or limitations in ARTICLE 10, Use Provisions; and
5. The special use permit will not substantially or permanently injure the appropriate use of adjacent conforming properties.

**G. Effect of Denial**

The denial of a special use permit application shall ban the subsequent application for the same or similar use for a period of 12 months.

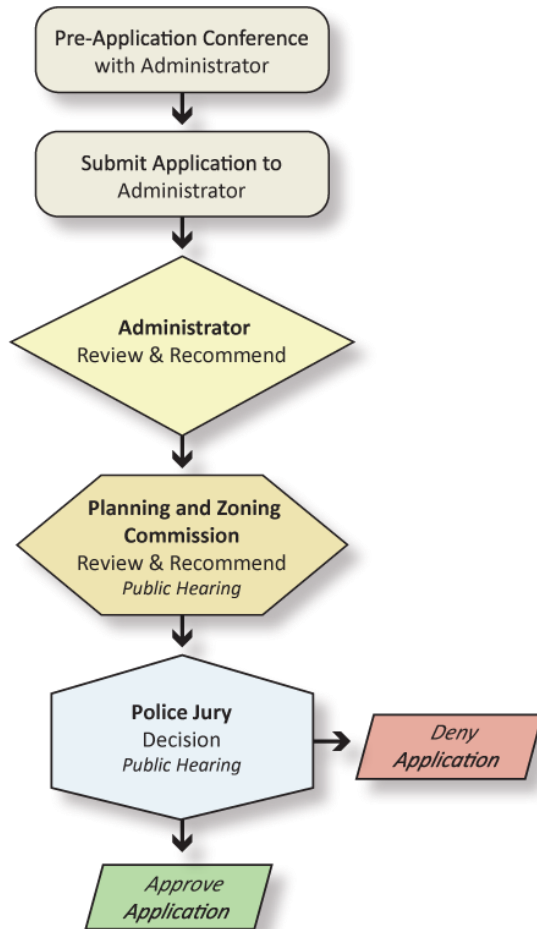
**H. Expiration**

A special use permit shall expire after one year if a construction or building permit application has not been filed. Once the use is constructed, the special use permit runs with the land and does not expire.

**I. Revocation of Special Use Permit**

If any conditions of a special use permit or other requirements of this ordinance are violated, the special use permit may be revoked by the Police Jury.

### 13.2.9 Zoning Map Amendment



#### A. When Allowed

The boundaries of zoning districts as shown on the official zoning map may, from time to time, be amended or modified, as determined by the Police Jury.

#### B. Application and Fees

1. A pre-application conference with the Administrator is required.

2. All applications for a zoning map amendment shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.

#### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval or denial of the application.
3. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

#### D. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, or denial of the zoning map amendment.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

#### E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Police Jury shall approve or deny the zoning map amendment.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

#### F. Review Criteria

The following review criteria shall be considered in reviewing, approving or denying a zoning map amendment:

1. The proposed zoning map amendment is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed zoning map amendment is consistent with the areas designated context;
3. The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood;
4. The site is appropriate for the development allowed in the proposed district;
5. There are substantial reasons why the property cannot be used according to the existing zoning;
6. The capacity of public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services are adequate for the development allowed in the proposed district; and
7. The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

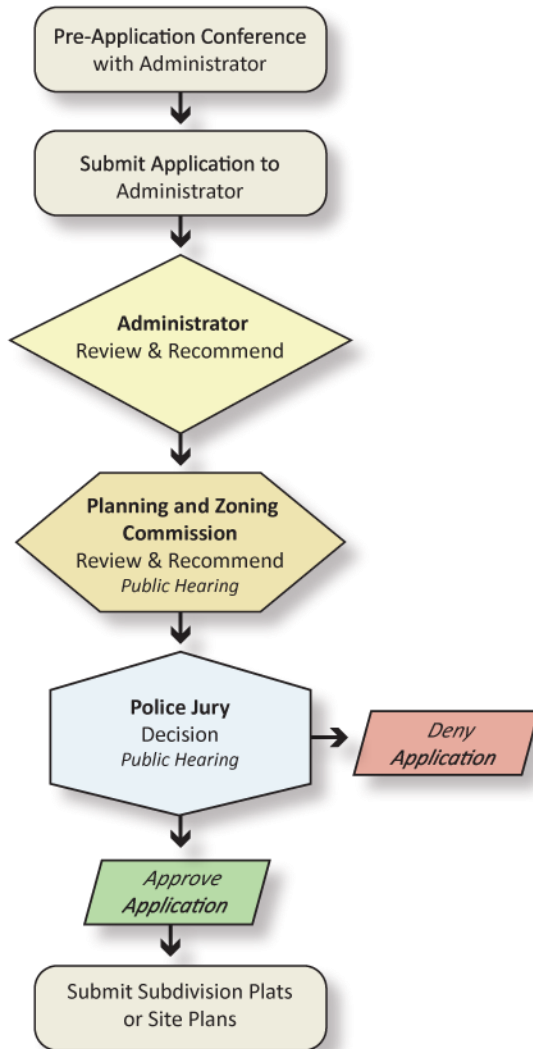
#### **G. Effect of Denial**

The denial of a zoning map amendment application shall ban the subsequent application for the same or similar use for a period of 12 months.

#### **H. Expiration**

A zoning map amendment does not expire.

### 13.2.10 Planned Development (PD)



A Planned Development is a zoning district that allows for deviation from the standards of this zoning code in exchange for higher quality development.

#### A. Components of a PD Approval

A PD approval consists of two separate steps:

1. Approval of a rezoning and concept plan by the Police Jury; and
2. Approval of subsequent subdivision plats and site plans consistent with the PD concept plan.

#### B. When Allowed

1. A PD is intended for projects that demonstrate a higher quality of building and site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
2. A PD is allowed in the Rural, Estate, Suburban and Urban contexts only.

#### C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PD shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.
3. The application shall include the following additional materials:
  - a. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by housing type, residential density and square footage of non-residential uses per net acre, open space acreage, the relationship of the proposed development to existing development in the area and other related development features.
  - b. A concept plan establishing the following aspects of the proposed PD:
    - i. The location of all street and alley types, major utilities, access to existing streets, and conceptual drainage plan;
    - ii. The perimeter and block face length of all blocks;
    - iii. The layout and size of all lots with anticipated land use and building types;
    - iv. The location and type of any open space; and

- v. Other features identified by the Administrator during the pre-application conference.
  - c. A specific list of all requested deviations from the provisions of this development ordinance.
4. The applicant may provide concurrent applications for site plan or subdivision review.

#### **D. Rezoning and Concept Plan Review by Administrator**

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.
3. The Administrator shall recommend approval, approval with conditions, or denial of the PD rezoning and concept plan.

#### **E. Rezoning and Concept Plan Review by Planning and Zoning Commission**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval approval with conditions, or denial of the PD rezoning and concept plan.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

#### **F. Public Hearing and Decision by the Police Jury**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures the Police Jury shall approve, approve with conditions, or deny the PD rezoning and concept plan.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and

alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

#### **G. Review Criteria**

The following review criteria shall be considered in reviewing, approving, approving with conditions or denying a PD rezoning and concept plan:

1. The proposed PD is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed PD is consistent with the standards and uses of the context area within which it is located.
3. The proposed PD meets the requirements of this development ordinance;
4. The proposed PD will reinforce the existing or planned character of the neighborhood;
5. The site is appropriate for the development allowed in the proposed PD;
6. The PD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
7. Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PD; and
8. The PD will not substantially or permanently injure the appropriate use of adjacent conforming properties.

#### **H. Allowed Deviations**

Unless otherwise expressly approved by the Police Jury as part of the approved rezoning and concept plan, all planned developments shall be subject to all applicable standards of this zoning code. In order to approve

## 13.2.10 Planned Development (PD)

modifications of otherwise applicable standards, the Police Jury must find that:

1. Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned development; and
2. The requested deviations do not detract from the established character or form of any surrounding conforming properties.

**I. Action Following Approval**

Approval of a PD rezoning and concept authorizes the submission of subdivision plats and site plans consistent with the PD approval.

**J. Modification of Adopted Concept Plan**

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Police Jury consistent with the original approval of the PD. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

**K. Effect of Denial**

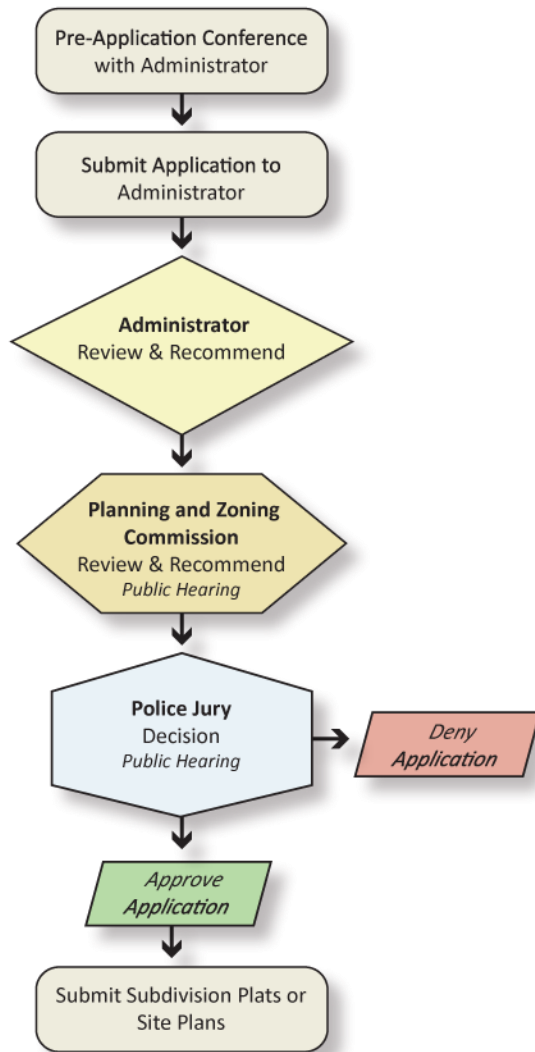
The denial of a PD application shall ban the subsequent application for the same or similar use for a period of 12 months.

**L. Expiration**

A PD rezoning does not expire. A PD concept plan expires after two years if no preliminary plat, site plan, construction or building permit has been filed. A two year extension may be granted by the Police Jury.



### 13.2.11 Planned Industrial Development (PID)



A Planned Industrial Development is a zoning district that is permitted within the Special context consistent with the standards of Article 8, Special. The district allows flexibility in site design and building type standards approved by the Police Jury.

#### A. Components of a PID Approval

A PID approval consists of two separate steps:

1. Approval of a rezoning and concept plan, by the Police Jury; and
2. The subsequent approval of a preliminary subdivision plat and site plan consistent with the PID concept plan by the Police Jury.

#### B. When Allowed

A PID is intended for industrial projects that demonstrate a higher quality of building and site design that is more sensitive to the surrounding land uses, both built and natural, than is possible under other available zoning districts.

#### C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PID shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.
3. The application shall include the following additional materials:
  - a. A narrative explaining in detail the exact uses that will occur on the site, the square footage of structures and uses, open space acreage, the relationship of the proposed development to surrounding land uses in the area and other related development features.
  - b. Concept plan schematically showing all streets, utilities, land uses, access to existing streets, major open space, a conceptual drainage plan and other features identified by the Administrator during the pre-application conference.
4. The applicant may provide concurrent applications for site plan or subdivision review.

#### D. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.

## 13.2.11 Planned Industrial Development (PID)

2. The Administrator shall recommend approval, approval with conditions, or denial of the PID rezoning and concept plan.
3. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

**E. Review by Planning and Zoning Commission**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the PID rezoning and concept plan.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

**F. Public Hearing and Decision by the Police Jury**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or deny the PID rezoning and concept plan.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

**G. Review Criteria**

The following review criteria shall be considered in reviewing, approving, approving with conditions or denying a PID rezoning and concept plan:

1. The proposed PID is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;

2. The proposed PID meets the requirements of this ordinance;
3. The proposed PID will reinforce the existing or planned character of the area;
4. The site is appropriate for the uses and site design allowed in the proposed PID;
5. The PID demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under other available zoning districts;
6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be detrimentally impacted by the development or uses in the proposed PID; and
7. The PID will not substantially or permanently injure the appropriate use of adjacent properties.

**H. Action Following Approval**

Approval of a PID rezoning and concept authorizes the submission of subdivision plats and site plans consistent with the PID approval.

**I. Modification of Adopted Concept Plan**

The Police Jury may approve modifications to an approved concept plan.

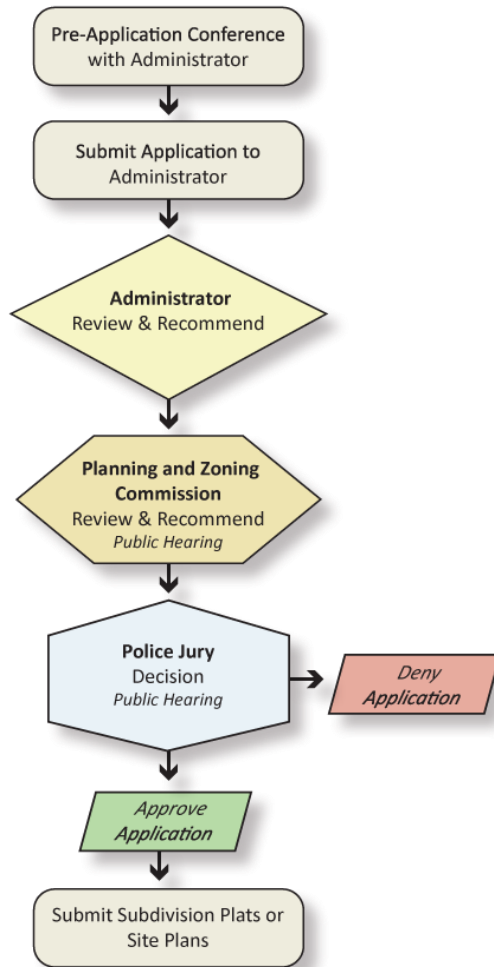
**J. Effect of Denial**

The denial of a PID application shall ban the subsequent application for the same or similar use for a period of 12 months.

**K. Expiration**

A PID rezoning does not expire. A PID concept plan expires after five years if no preliminary plat, site plan, construction or building permit has been filed.

### 13.2.12 Planned Neighborhood Development (PND)



A Planned Neighborhood Development provides a streamlined process to apply multiple context areas and zoning districts to a tract of land. Rather than rezoning the tract in individual applications, a package of zoning districts and context areas may be applied to the tract and certain deviations to this development code granted by the Police Jury through one approval process. This process allows an applicant to build neighborhoods that provide a desirable mix of uses and building

types, a more connected and coordinated development pattern, reduced impact on surrounding properties and infrastructure and promoting an alternative to conventional residential development patterns.

#### A. Components of a PND Approval

A PND approval consists of two separate steps:

1. Approval of a concept plan and rezoning, by the Police Jury; and
2. The subsequent approval of a preliminary subdivision plat and site plan consistent with the PND concept plan approved by the Police Jury.

#### B. When Allowed

1. A PND is intended for projects that demonstrate a higher quality of neighborhood design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
2. A PND is allowed on any tract of land larger than 20 acres that is held under common ownership.

#### C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PND shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.
3. The application shall include the following additional materials:
  - a. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by building type, residential density and square footage of non-residential uses per net acre, open space acreage, the relationship of the proposed development to existing development in the area and other related development features.
  - b. A neighborhood concept plan that established the following aspects of the proposed PND:
    - i. The location of at least three context areas to be applied within the proposed PND;

- ii. The location of all zoning districts requested to be applied within the proposed PND;
  - iii. The location of all street and alley types, major utilities, access to existing streets, and conceptual drainage plan;
  - iv. The perimeter and block face length of all blocks;
  - v. The layout and size of all lots with anticipated land use and building types;
  - vi. The location and type of any open space; and
  - vii. Other features identified by the Administrator during the pre-application conference.
- c. A specific list of all requested deviations from the provisions of this development ordinance.
4. The applicant may provide concurrent applications for site plan or subdivision review.

#### **D. Review by Administrator**

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or denial of the PND rezoning and concept plan.
3. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

#### **E. Review by Planning and Zoning Commission**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or denial of the PND rezoning and concept plan.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

#### **F. Public Hearing and Decision by the Police Jury**

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or deny the PND rezoning and concept plan.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the tract proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

#### **G. Review Criteria**

The following review criteria shall be considered in reviewing, approving, approving with conditions or denying a PND rezoning and concept plan:

1. The proposed PND is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;
2. The proposed development meets the requirements of this ordinance or is granted a specific deviation by the Police Jury;
3. The site is appropriate for the development allowed in the proposed PND;
4. The proposed PND will complement and reinforce the existing or planned character of the area;
5. The PND will not substantially or permanently injure the appropriate use of adjacent properties;
6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be negatively impacted by the proposed PND;

7. The PND demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under any single zoning district.

#### **H. Action Following Approval**

Approval of a PND rezoning and concept plan authorizes the submission of subdivision plats and site plans consistent with the PND approval.

#### **I. Modification of Adopted Concept Plan**

The Police Jury may approve modifications to an approved concept plan.

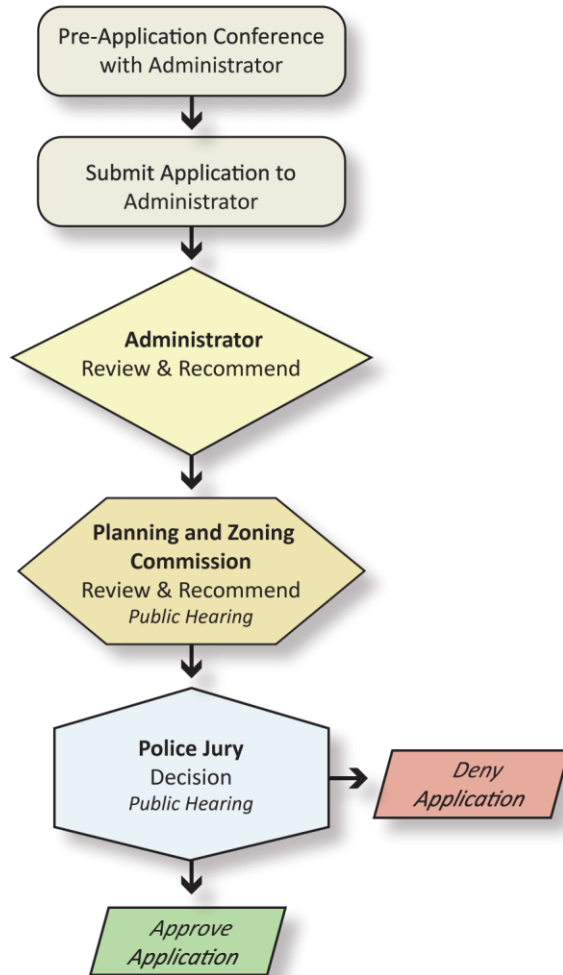
#### **J. Effect of Denial**

The denial of a PND application shall ban the subsequent application for the same or similar use for a period of 12 months.

#### **K. Expiration**

A PND rezoning does not expire. A PND concept plan expires after five years if no preliminary plat, site plan, construction or building permit has been filed.

### 13.2.13 Text Amendment



#### A. When Allowed

The regulations of this ordinance may, from time to time, be amended, supplemented, changed, modified or repealed, as determined by the Police Jury.

#### B. Application and Fees

1. A pre-application conference is optional.
2. All applications for a text amendment shall be filed in writing with the Administrator. See 13.2.1, Common Review Procedures.

#### C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval or denial of the application.
3. The Administrator shall provide notice as set out in 13.2.1, Common Review Procedures.

#### D. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval or denial of the text amendment.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

#### E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 13.2.1, Common Review Procedures, the Police Jury shall approve or deny the text amendment.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator, relevant comments of all interested parties and the review criteria below.

#### F. Review Criteria

The following review criteria shall be considered in reviewing, approving or denying a text amendment:

1. The proposed text amendment is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan;

2. The extent to which the text amendment is consistent with the remainder of this ordinance;
3. The extent to which the text amendment represents a new idea not considered in the existing ordinance, or represents revisions necessitated by changing conditions over time; whether or not the text amendment corrects an error in this ordinance; and
4. Whether or not the text amendment revises this ordinance to comply with state or federal statutes or case law.

**G. Expiration**

A text amendment does not expire.

### **13.2.14 Development Agreements**

#### **A. When Allowed**

The Parish may enter into a development agreement in accordance with this Article.

#### **B. Contents**

A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specified time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to financing of necessary public facilities by the applicant and subsequent reimbursement of the applicant over time.

#### **C. Rules, Regulations and Official Policies**

Unless otherwise provided by the development agreement, the rules, regulations and official policies governing permitted uses of the land, density, and design, improvement, and construction standards and specifications applicable to development of the property subject to a development agreement shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement shall not prevent the Parish, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor shall a development agreement prevent a municipality or Parish from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, and policies.

#### **D. Public Hearing; Notice of Intention**

A public hearing on an application for a development agreement shall be held by the Planning and Zoning Commission and by the Police Jury. Notice of intention to consider adoption of a development agreement shall be published at least three times in a newspaper of general circulation and at least 15 days shall elapse between the first publication and the date of the hearing.

#### **E. Approval by Ordinance**

A development agreement shall be approved by ordinance of the Police Jury.

#### **F. Amendment or Cancellation; Notice of Intent**

A development agreement may be amended or cancelled in whole or in part by mutual consent of the parties to the agreement or their successors in interest. Notice of intention to amend or cancel any portion of the agreement shall be given in the manner provided by 13.2.1, Common Review Procedures.

#### **G. Recording Copy of Agreement; Effect**

No later than ten days after the Parish enters into a development agreement, the clerk shall record in the Parish a copy of the agreement, which shall describe the land subject to the agreement. From and after the time of such recordation, the agreement shall impart such notice to all persons as is afforded by the recording laws of the state. The burdens of the agreement shall be binding upon and the benefits of the agreement shall inure to all successors in interest to the parties to the agreement.

#### **H. Modification or Suspension**

In the event that state or federal laws or regulations, enacted after a development agreement has been entered into, prevent or preclude compliance with one or more provisions of the development agreement, such provisions of the agreement shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.



**I. Periodic Review; Termination or Modification**

Any development agreement shall provide for periodic review at least every twelve months, at which time the applicant or his successor in interest thereto shall be required to demonstrate good faith compliance with the terms of the agreement. If, as a result of such periodic review, the Police Jury finds and determines, on the basis of substantial evidence, that the applicant or successor in interest thereto has not complied in good faith with terms or conditions of the agreement, the Police Jury may terminate or modify the agreement.

**J. Enforcement**

Unless amended, cancelled, modified or suspended, a development agreement shall be enforceable by any party to the agreement notwithstanding any change in any applicable general or specific plan, zoning subdivision, or building regulation adopted by the municipality or Parish entering the agreement which alters or amends the rules, regulations, or policies specified in this development ordinance.

**K. Restrictions on Authority**

Nothing in this procedure shall be construed to authorize property use contrary to existing zoning classifications or to authorize the reclassification of such zones.

## **SEC. 13.3 HISTORIC PRESERVATION – [RESERVED]**

## SEC. 13.4 NONCONFORMITIES

### 13.4.1 General

#### A. Continuation

A nonconformity may be continued in accordance with this article.

#### B. Types of Nonconformity

There are several types of nonconformities that may exist, as follows:

1. Nonconforming uses (see 13.4.2, Nonconforming Uses)
2. Nonconforming structures (see 13.4.3, Nonconforming Structures)
3. Nonconforming sites (see 13.4.4, Nonconforming Sites)
4. Nonconforming lots of record (see 13.4.5, Nonconforming Lots of Record)

#### C. Evidence of Status

Evidence of the status of a nonconforming use shall be supplied by the owner of the property upon request of the Administrator.

#### D. Time Extensions

The Police Jury may permit one extension of up to 12 additional months to the time periods for abandonment, obtaining a building permit or completing construction, provided the applicant can demonstrate circumstances out of his or her control have prevented a good faith attempt to reestablish or rebuild the nonconformity. Such circumstances may include the health of the applicant, court proceedings, failure to reach an insurance settlement, acts of God, or similar hardships.

#### E. Variance

The Police Jury may vary the provisions of this article in accordance with the provisions for variances under 13.2.4, Variance.

### 13.4.2 Nonconforming Uses

#### A. Continuation

A lawful use made nonconforming by the adoption of this ordinance or other ordinances may continue only for so long as such use is not expanded, increased or changed.

#### B. Change of Use

No use shall be changed to a conforming use until the Administrator has determined that the requirements of the applicable district will be met. The Police Jury may approve a different nonconforming use, provided such use is deemed by the Police Jury to be less intense than the existing use. No change to a more intense nonconforming use is allowed.

#### C. Abandonment

A nonconforming use that has been discontinued for any 12 month period for whatever reason shall be considered to be abandoned and shall not be reestablished. Any use on the property after that time shall conform to all provisions of this ordinance. Evidence of intent to abandon is not required.

#### D. Destruction

A nonconforming use that is damaged may be rebuilt following approval by the Police Jury in accordance with the following:

1. A nonconforming use may only be reestablished within a conforming structure.
2. All restorative and other work must be within adopted building codes.
3. A building permit must be issued within one year from the date of the damage.
4. The certificate of occupancy (or other final inspection) must be issued as provided by adopted ordinances.

#### E. Special Standards for Residential Uses

As used in this paragraph, a “nonconforming residential use” is a structure which contains more dwellings than allowed by the district or a dwelling located in a district that does not permit residential uses.

## **1. Abandonment**

- a.** A nonconforming residential use other than a single family dwelling that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this ordinance. Evidence of intent to abandon the nonconforming use is not required.
- b.** A nonconforming single-family dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time, provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.
- c.** Removal of a nonconforming mobile home, not in a mobile home park, from its foundation or pad for a continuous period of 12 months shall constitute abandonment of the use and placement of a new unit must comply with the provisions of this ordinance. Evidence of intent to abandon the nonconforming mobile home or manufactured home use is not required.

## **2. Destruction**

Nonconforming residential uses that are damaged may be rebuilt in accordance with the following:

- a.** All portions of the structure being restored are not and were not on or over a property line;
- b.** The number of dwelling units does not increase;
- c.** All construction is in compliance with current construction codes, such as the fire and building codes;
- d.** A building permit is obtained within one year from the date of the damage; and
- e.** The certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

## **13.4.3 Nonconforming Structures**

### **A. Continuation**

A lawful structure existing as of the effective date of this development ordinance or any amendment to this development ordinance may continue to be used for any purposes permitted in the district provided it is in conformance with the provisions of this section.

### **B. Maintenance and Restoration**

A nonconforming structure may be maintained or restored provided no expansion of the nonconformity occurs.

### **C. Expansion**

A nonconforming structure may be expanded, provided that no increase in the nonconformity occurs. For example, an addition may be constructed, provided it meets the dimensional requirements for the district.

## **13.4.4 Nonconforming Sites**

### **A. Continuation**

A site existing as of the effective date of this development ordinance that is nonconforming due solely to failure to meet the development standards of this development ordinance may be used for any purposes permitted in the district provided the use is in conformance with the provisions of this section.

### **B. Maintenance and Restoration**

A nonconforming site may be maintained or restored provided no expansion of the nonconformity occurs.

### **C. Expansion**

Additions to structures or additional paving, parking or outdoor storage on nonconforming sites shall require correction of existing nonconforming parking, landscaping and screening.

- 1.** Complete redevelopment or expansions that result in a 25 percent or greater increase of the gross square footage of the existing structure

require the entire property to meet all of the landscaping and screening requirements of this development ordinance.

2. Expansions that result in less than a 25 percent increase of the gross square footage of the existing structure require a corresponding percentage increase in compliance for landscaping and screening requirements of this development ordinance until the site achieves 100 percent compliance.
3. Expansions that require an increase in the number of parking spaces shall be required to provide 100 percent of the required parking spaces for the additional floor area in accordance with this development ordinance. The additional parking area shall comply with all associated landscaping and drainage requirements of this development ordinance.
4. Properties that are physically constrained from complying with these provisions shall comply to the maximum extent practicable as determined by the Administrator.

#### **D. Change of Use**

Changes of use that require an increase in the number of parking spaces shall be required to provide the difference between the required parking for the prior use and that required for the proposed use in accordance with 12.1.2B, Parking Ratios, Where this calculation results in the addition of less than five spaces, no additional spaces shall be required. Any additional parking area shall comply with all associated landscaping and drainage requirements of 12.1.3, Parking Area Design Standards.

#### **E. Destruction**

1. A nonconforming residential structure which is damaged may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

2. A nonconforming nonresidential structure which is damaged to 50 percent or less of its fair market value, based on a market appraisal performed by a certified appraiser, may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit. If damage exceeds 50 percent or more, restoration or improvement shall not be permitted unless the restoration results in a structure and site conforming to all applicable requirements of this Code.

#### **13.4.5 Nonconforming Lots of Record**

A parcel of land with an area or width less than prescribed in the applicable district may be used for any purpose permitted in the district where:

- A. The owner is able to demonstrate to the satisfaction of the Administrator that the parcel was lawful at the time it was created; and
- B. The use meets all other regulations prescribed for the district.

## **SEC. 13.5 ENFORCEMENT**

### **13.5.1 Violations**

In case any building or structure is erected, structurally altered, or maintained, or any building, structure or land is used in violation of this development ordinance, the Administrator, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, or use, to restrain, correct, or abate such violation, to prevent the occupancy of the building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

### **13.5.2 Enforcement Powers**

This ordinance shall be enforced by the Administrator, who is empowered to:

- A.** Cause any building, structure, place or premises to be inspected and examined; and
- B.** Order in writing the remedying of any condition found to exist in violation of any provision of this ordinance.

### **13.5.3 Notice of Violation**

If the Administrator finds that any of the provisions of this ordinance are being violated, the Administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

### **13.5.4 Enforcement Actions**

The Administrator shall order the discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by state law to ensure compliance with or to prevent violation of this ordinance.

### **13.5.5 Penalties**

The owner or general agent of a building or premises where a violation of any regulation has been committed or exists, the lessee or tenant of an entire building or entire premises where the violation has been committed or exists,

the owner, general agent, lessee, or tenant of any part of the building or premises in which the violation has been committed or exists, the general agent, architect, builder, contractor, or any other person who commits, takes part in, or who assists in any violation or who maintains any building or premises in which any violation exists shall be fined not less than ten dollars and not more than twenty-five dollars or be imprisoned for not more than thirty days for each day that the violation continues.

## ARTICLE 14. DEFINITIONS

Sec. 14.1 General..... 14-2

Sec. 14.2 Defined Terms ..... 14-2

## SEC. 14.1 GENERAL

Unless specifically defined below, words or phrases in this ordinance shall be interpreted giving them the same meaning as they have in common usage and so as to give this ordinance it's most reasonable application.

## SEC. 14.2 DEFINED TERMS

**Abutting** - The property directly touches another piece of property.

**Accessory Dwelling Unit** - A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.

**Accessory Use or Structure** - A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

**Addition** - Any act or process which changes one or more of the exterior architectural features of a structure by adding to, joining with or increasing the size or capacity of the structure.

**Adjacent** - see Abutting.

**Adult Day Care** - A facility, operated for profit or not, in which care basic services are provided through its ownership or management for part of a day to three or more persons who are 18 years of age or older, not related to the owner or operator by blood or marriage, and who require such services.

**Adult Oriented Establishment** - Includes, but is not limited to, an adult bookstore, adult motion picture theater, adult mini-motion picture establishment, adult cabaret, escort agency, sexual encounter center, adult massage parlor, rap parlor; further, "adult entertainment establishment" means any premises to which the public patrons or members are invited or admitted and that are so physically arranged as to provide booths, cubicles, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion

pictures, or wherein an entertainer provides adult entertainment to a member of the public, a patron or a member, when such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect. "Adult entertainment establishment" further includes, without being limited to, any adult entertainment studio or any premises that is physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, model studio, escort service, escort or any other term of like import.

**Adult Bookstore** - A business that offers, as its principal or predominate stock or trade, sexually oriented material, devices, or paraphernalia, whether determined by the total number of sexually oriented materials, devices or paraphernalia offered for sale or by the retail value of such materials, devices or paraphernalia, specified sexual activities, or any combination or form thereof, whether printed, filmed, recorded or live, and that restricts or purports to restrict admission to adults or to any class of adults. The definition specifically includes items sexually oriented in nature, regardless of how labeled or sold, such as adult novelties, risqué gifts or marital aids.

**Adult Cabaret** - An establishment that features as a principal use of its business, entertainers, waiters, or bartenders who expose to public view of the patrons within such establishment, at any time, the bare female breast below a point immediately above the top of the areola, human genitals, pubic region, or buttocks, even if partially covered by opaque material or completely covered by translucent material, including swim suits, lingerie, or latex covering. "Adult cabaret" includes a commercial establishment that features entertainment of an erotic nature, including exotic dancers, strippers, male or female impersonators, or similar entertainers

**Adult Entertainment** - Any exhibition of any adult-oriented motion picture, live performance, display or dance of any type, that has as a principal or predominant theme, emphasis, or portion of such



performance, any actual or simulated performance of specified sexual activities or exhibition and viewing of specified anatomical areas, removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal service offered customers.

**Adult Massage Parlor** - An establishment or place primarily in the business of providing massage or tanning services where one or more of the employees exposes to public view of the patrons within such establishment, at any time, the bare female breast below a point immediately above the top of the areola, human genitals, pubic region, or buttocks, even if partially covered by opaque material or completely covered by translucent material.

**Adult Mini-Motion Picture Theater** - An enclosed building with a capacity of fewer than 50 persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons in the building.

**Adult Motion Picture Theater** - An enclosed building with a capacity of 50 or more persons regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons in the building.

**Agricultural Airstrip** - A small scale airport or heliport primarily operating in support of agricultural needs such as crop dusting.

**Alley** - A public way, or approved private way, that provides a secondary means of access to abutting property, normally located behind the building.

**Animal Boarding** - The use of land for boarding, selling, training or breeding cats or dogs for compensation, or the keeping of more than 12 dogs or cats in combination for any purpose.

**Animal Shelter** - A structure that is owned, operated or maintained by a public body, established humane society or other private or nonprofit organization used for the care of lost, abandoned or neglected pets.

**Apartment** - A building type containing three or more dwelling units consolidated in a single structure. An apartment contains common walls. Dwelling units may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance.

**Arterial Street** - Any street carrying more than 10,000 vehicles per day.

**Assisted Living Facility** - Any group housing and services program for two or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one or more licensed home care or hospice agencies.

**Attached House** - A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Unit can be located on separate floors, side-to-side, or back-to-back.

**Attic Story** - Habitable space situated within the structure of a pitched roof and above the uppermost story. Attic stories may only have dormers as windows.

**Bed and Breakfast** - A transient accommodation that is a house, or portion of a house, where lodging rooms and meals are provided.

**Buffer** - Landscaping, open space, fences or walls located parallel to and within the outer perimeter of a lot and extending to the lot line. A buffer is used to physically separate or screen, one use or property from another so as to visually shield or block noise, lights, or other nuisances.

**Building** - Any structure created for the support, shelter or enclosure of persons, animals or property of any kind and which is permanently affixed to the land.

**Caliper** - The diameter of plant material, measured at six inches above grade.

**Camps** - Small clusters of structures on large tracts of land that are intended to provide shelter on a seasonal basis and accompany activities such as hunting, fishing, or trapping.

**Car-Share Program** - A program providing shared vehicles available only to members, with a specific location associated with reduction of parking for a development project.

**Certificate of Appropriateness** - A certificate from the Historic Preservation Commission authorizing plans for alterations, construction, removal or demolition of a landmark or site within a designated historic district.

**Completely Enclosed Building** - A building separated on all sides from adjacent open space or other structures by a permanent roof and by exterior walls or party walls, pierced only by windows and doors.

**Common Lot Line** - A lot line shared between two private lots, which does not abut a public or private right-of-way.

**Community Garden** - An area of land that is operated by an individual, a group of individuals or a public or private entity, for the purpose of growing and harvesting food crops, hens, and/or non-food, ornamental crops, such as flowers for consumption, donation, or sale to members of a community supported agriculture group.

**Drive-Through, Drive-In** - An establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, or obtain goods while remaining in their motor vehicles.

**Dwelling Unit** - A building, or portion thereof, providing complete and permanent living facilities for one household.

**Easement** - A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person or entity.

**Egress** - A grant of property rights by the owner to, or for use by, the public, a corporation, or another person or entity to use as an exit from a specific parcel of land.

**Entertainment** - Entertainment shall include live vocalists, musicians, disc jockeys (whether speaking or not), comedians, karaoke, performers (paid or otherwise, including contestants) and the like, provided at a bar, restaurant, nightclub or other similar commercial establishment also providing food or beverages. Entertainment shall not include Adult Entertainment.

**Erected** - The term "erected includes built, constructed, reconstructed, moved upon, or nay physical operation in the premises required for building, Evacuation, fill drainage, demolition of an existing structure, and the like shall be considered part of erection.

**Exterior Architectural Appearance** - The architectural and general composition of the exterior of a structure, including, but not limited to the kind, color, and the texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.

**FAA** - Federal Aviation Administration

**Family** - One or more persons living as a single housekeeping unit.

**Minor Partition** - The minor subdivision of a lot or tract of land into lots at least 2 acres in size deeded to heirs by donation, sale, or other means from parent(s) to their children or grandchildren or in the case of hardship from children to parents.

**Flag** - Any fabric or other material containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision, corporation, lodge, fraternity or sorority, political party, nonprofit organization, charity, club, association or other entity designed to be flown from a flagpole or similar device.

**Floodplain** - Any normally dry land area that is susceptible to being inundated by waters of the 1% annual chance flood, that is, the 100-year flood.

**Floodway** - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the velocity waters of the regulatory flood.

**Home Occupation** - An occupation carried on in a dwelling unit by a resident of the unit; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit.

**Household** - One or more persons occupying a single dwelling unit. No such household shall contain more than four members not related by law, blood, adoption, marriage, or judicial order for foster care. A household consisting of individuals protected by the Fair Housing Act shall not contain more than six persons.

**Livestock** – One or more domesticated animals raised to produce commodities such as food or fiber. For the purposes of this ordinance livestock does not include the raising of hens for non commercial purposes.

**Lot** - A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership, or possession, or for building development.

**Manufactured Home** - A factory-built structure constructed after June 15, 1976 and under the authority of 42 U.S.C. § 5403 on an integral chassis and designed for residential occupancy when connected to the required utilities. For the purposes of this development ordinance, a manufactured home is a single-family home.

**Military Installation** - Any base, military airport, camp, post, station, yard, center, home port facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense.

**Mobile Home** - A factory-built home on an integral chassis that is 1) built before June 15, 1976, and 2) not built to a uniform construction code. A mobile home is designed to be transported for installation or assembly at the building site.

**Mobile Home Park** - A parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes or manufactured homes on sites available for lease.

**Modular Home** - A structure designed for residential occupancy, built to the standards of the Louisiana State Uniform Construction Code, which is manufactured in one or more sections in a factory for installation on a permanent foundation at its final location. For the purposes of this development ordinance, a modular home is a single-family home.

**Nonconformities** - Uses, sites, signs or other structures which were legally established, but because of the application of this development ordinance, or changes to the ordinance, are no longer in compliance.

**Open Space** - An area unobstructed by buildings from the ground upward, except for walks, paths, landscaping or other site features in public, common or other private ownership. Yards of individual lots occupied by dwellings shall not constitute open space.

**Overlay District** - A district classification superimposed in addition to another (base) district classification, further regulating or limiting structures and uses otherwise permitted and regulated pursuant to the basic district classification.

**Owner of Record** - The person, corporation, or other legal entity listed as owner on the records of the Parish Recorder of Deeds.

**Parish** - West Feliciana Parish, Louisiana.

**Pervious Parking Surface** - Parking surface which is engineered to allow the infiltration of water, air and nutrients to root systems of adjacent plant material which lie directly under the ground. Loose gravel is not a pervious parking surface.

**Plat** - A map or plan of a parcel of land which is to be or which has been subdivided.

**Police Jury** - West Feliciana Parish Police Jury.

**Primary Structure** - The main use of a lot, or the building or structure in or on which the main use of the lot takes place.

**Private Street** - A privately owned and maintained thoroughfare, avenue, road, highway, boulevard, parkway, way, drive, lane or court, built to public street standards and generally providing the primary means of ingress and egress from the property abutting along its length to the public street network.

**Retreat Center** - Large scale uses consisting of small clusters of cabins, meeting areas, and accessory structures typically catering to a wide range of outdoor recreational activities. Uses are typically owned and operated by non-profit organizations.

**Rowhouse** - A building type with three or more attached units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically; however, no more than one unit is permitted above another unit. Each ground floor units has its own external street-facing entrance.

**Single-Family House** - A building type containing one principal dwelling unit located on a single lot with private yards on all four sides.

**Structure** - Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including buildings, fences, gazebos, signs, radio and television antennae (including supporting towers), swimming pools, satellite dishes, solar panels and wind generation equipment.

**Structural Change** - Any change or repair in the supporting members of a building, structure, roof or exterior walls which would expand the building in height, width or bulk of the building.